

Berners Street, Fitzrovia **WIT**

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# Berners Street, Fitzrovia **W1T**

A well-appointed flat situated on the second floor of a sought-after period building in Fitzrovia. This bright home offers accommodation and entertaining space over 2,000 sq ft. It comprises a large reception room with bay windows and double doors opening to the eat-in kitchen. There is a spacious principal room with a dressing room, an en suite bathroom, and two additional bedrooms with en suites. Berners Street is ideally located for the restaurants of Fitzrovia, Marylebone and Mayfair, as well as the world-renowned Oxford and Regent's Streets. Excellent transport links from Oxford Circus and Tottenham Court Road stations make it easy to get around London.



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**Guide price:** £2,250,000

**Tenure:** Share of freehold plus leasehold, approximately 970 years remaining

**Service charge:** £21,297.76 per annum, reviewed every year, next review due 2026

**Local authority:** City of Westminster

**Council tax band:** H





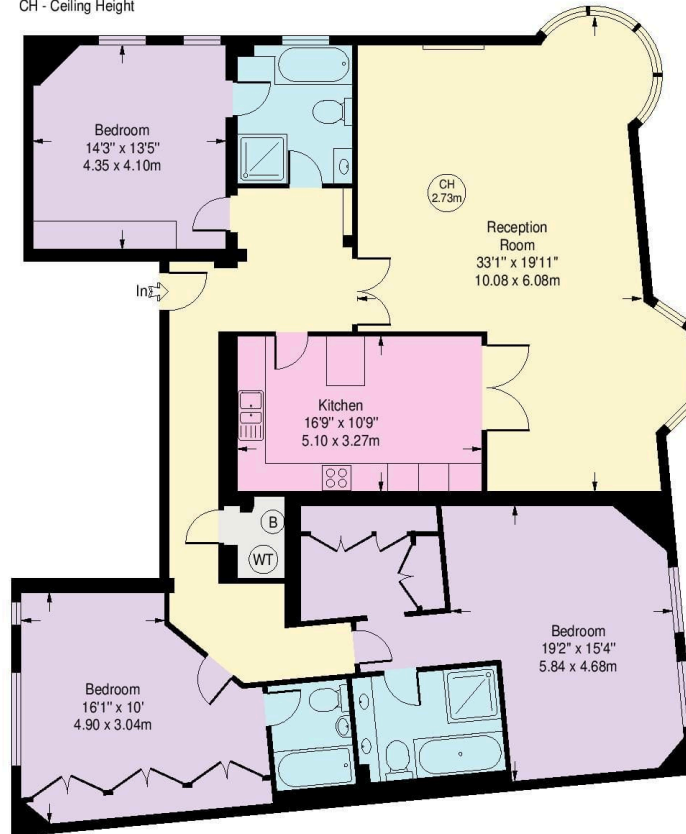


# York House, Berners Street, W1T

Approximate Gross Internal Area = 2085 sq ft / 193.70 sq m



Key :  
CH - Ceiling Height



**Second Floor**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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