



## RIDGMOUNT GARDENS

Fitzrovia WC1E





# EXCELLENT OPPORTUNITY FOUR-BEDROOM APARTMENT

A rare opportunity to acquire a lateral top-floor apartment on the highly sought-after Ridgmount Gardens.



Local Authority: London Borough of Camden

Council Tax band: G

Tenure: Leasehold: Approximately 38 years remaining

Ground rent: £570 per annum, next review due December 2033

Service charge: £9,966.80 per annum (incl. sinking fund), reviewed annually, next review due 2026.

**Guide Price: £1,000,000**





## DESIGN YOUR PERFECT SPACE

Welcome to this elegant four-bedroom home, positioned on the fifth floor of a desirable portered mansion block. The apartment showcases impressive three-metre ceiling heights throughout, creating a wonderful sense of volume and light. It features a spacious reception room, and an independent kitchen. This particular flat is especially unique, one of the few large top-floor residences that remains an entire, un-split unit. It enjoys exceptional views across the private gardens of Ridgmount Gardens, adding to its charm and exclusivity. The property also presents an excellent opportunity for refurbishment, offering the right buyer ample scope to modernise and personalise to their taste.

Ridgmount Gardens is situated in the fashionable area of Fitzrovia, with nearby amenities including the wealth of restaurants on Charlotte Street, the world renowned shops of Oxford Street and the West End, and the greenery of Regent's Park. The transport links are excellent from nearby Goodge Street and Warren Street underground stations, Euston and King's Cross St Pancras train stations and access to the West and Heathrow via the A40.

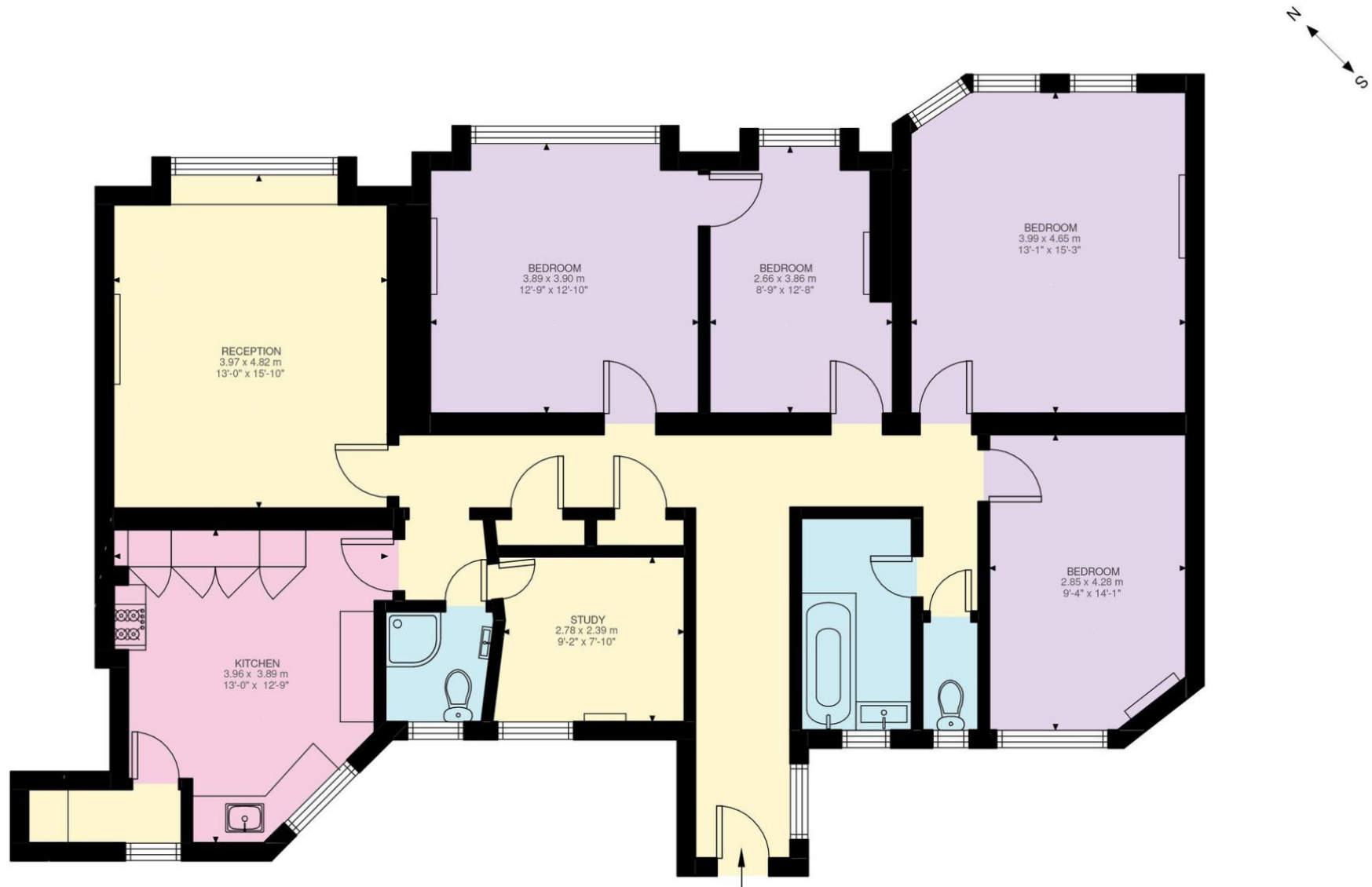












Fifth Floor  
1493 ft²

Approximate Gross Internal Area = 138.73 sq m / 1493 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

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