



Grafton Way, London W1T 5DA

 **1 Bedroom**

 **1 Bathroom**

 **1 Reception Room**



## Grafton Way, London W1T 5DA

Leasehold (984 years remaining)

A bright and distinctive one-bedroom apartment in the heart of Fitzrovia, featuring high ceilings, excellent natural light, a private south-easterly facing balcony and a separate office/study.

### Key Features

- Separate office / study
- Private South-easterly balcony
- High ceilings & natural light
- Close to UCL
- Close to Warren St Station
- Service Charge: **£250 P/A**
- No ground rent
- EPC: **C**

A bright and distinctive one-bedroom apartment in the heart of Fitzrovia, featuring high ceilings, excellent natural light, a private south-easterly facing balcony and a separate office/study.

The property offers approximately 36.7 sq m (395 sq ft) of internal accommodation and approximately 50 sq m (538 sq ft) of combined internal and ancillary space.

Ideally positioned moments from Warren Street Station, close to UCL and the surrounding university and medical quarter, with the iconic BT Tower nearby and major plans proposed for its transformation into a landmark luxury hotel and leisure destination.









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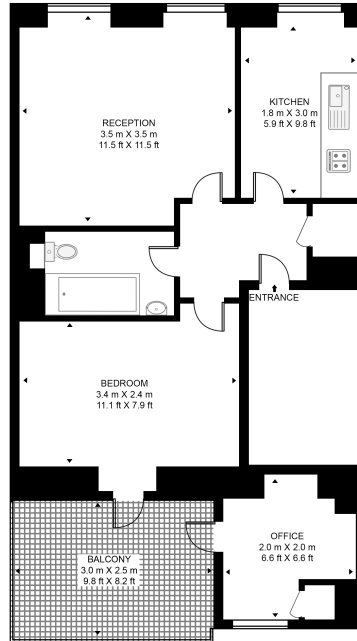
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FROM THE STREETS OF NEW YORK

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## GRAFTON WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA 395 SQ.FT (36.7 SQ.M)



FIRST FLOOR



This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.  
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