



# Irvine Court

## 100 Whitfield Street, W1T 5EA

Asking Price £600,000

Picture yourself stepping through the entrance lobby of this well-maintained one-bedroom apartment, where afternoon sunlight streams through west-facing windows, warming the reception room with that golden glow Londoners treasure. This is what life at Irvine Court offers: a sanctuary in the heart of one of central London's most dynamic neighbourhoods, where heritage meets contemporary living.

The flat presents sensible, functional accommodation with lift access to your floor. The reception room flows naturally into an open plan kitchen, while the double bedroom provides a peaceful retreat. The bathroom completes the practical layout. With 169 years remaining on the lease—recently extended by the current seller—this represents a solid investment in prime W1 territory.

**CHESTERTONS**



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But it's the location that truly distinguishes this address. Step outside onto Whitfield Street, near its junction with Maple Street, and you're immediately immersed in Fitzrovia's distinctive character. This is a neighbourhood that has evolved from its bohemian past—where Dylan Thomas and George Orwell once gathered—into one of London's most sought-after postcodes. Charlotte Street, just moments away, offers everything from Michelin-starred venues to convivial neighbourhood bistros, from Sicilian trattorias to contemporary Japanese cuisine.

Your morning coffee run might take you to any number of independent cafés. Weekend brunches could become a ritual at the local favourites. Evening dining presents endless possibilities, whether you're seeking romance-inducing lighting at a French Mediterranean restaurant or the casual warmth of a Sicilian grand café. This is a neighbourhood designed for living well.





Goodge Street Station sits nearby, with Warren Street also within easy walking distance, placing the entire London transport network at your disposal. But you might find yourself walking more than you expect. Regent's Park, the British Museum, and the Shaftesbury Avenue theatre district are all within comfortable walking distance. Oxford Street's retail offerings lie to the south, while the 395 acres of Regent's Park—with its rose gardens, boating lake, and tree-lined paths—provide an escape into greenery within ten minutes' stroll.

For academics and medical professionals, the proximity to UCL, SOAS, and University College Hospital makes the morning commute almost trivial. The area pulses with intellectual energy, contemporary culture, and that particular London magic where centuries of history meet cutting-edge creativity.

This is not simply an apartment—it's your gateway to the Fitzrovia lifestyle, where every day presents the choice between exploring London's treasures or savouring the neighbourhood's own abundant offerings. With a century and a half of lease security, excellent transport links, and one of central London's finest addresses, this property represents an opportunity to claim your place in a community that balances sophistication with genuine warmth.

**Tenure:** Leasehold 169 years

**Service Charge:** £2,865 per annum

**Ground Rent:** £193 per annum

**Local Authority:** Camden

**Council Tax Band:** E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Covent Garden Sales*

196 Shaftesbury Avenue

London

WC2H 8JF

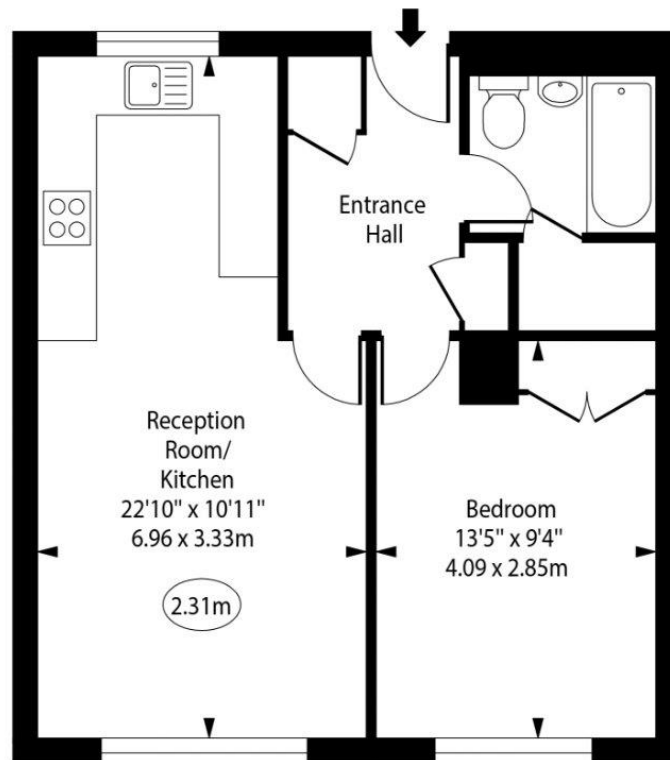
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# Irvine Court, Whitfield Street

○ - Ceiling Height



Third Floor

Approx Gross Internal Area      467 Sq Ft - 43.38 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.  
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and  
for illustrative purposes only. Measured according to the RICS. Not To Scale.

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