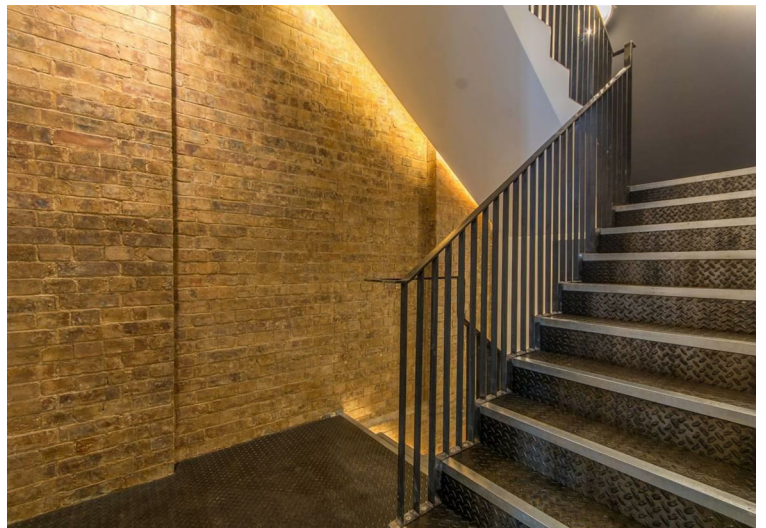
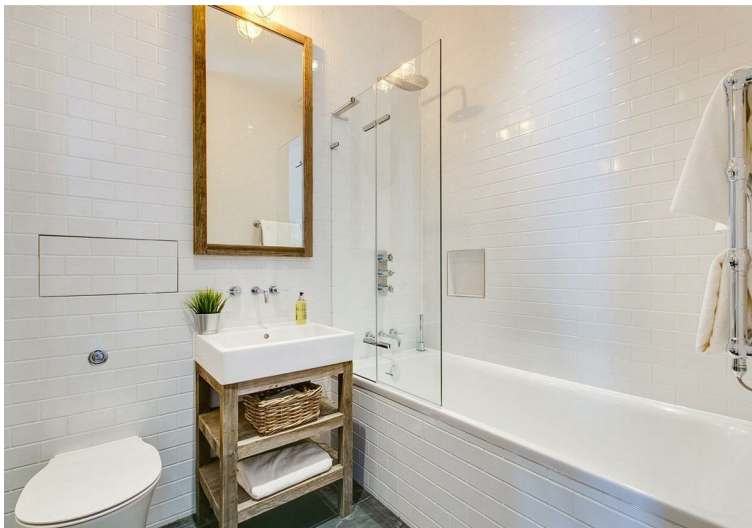
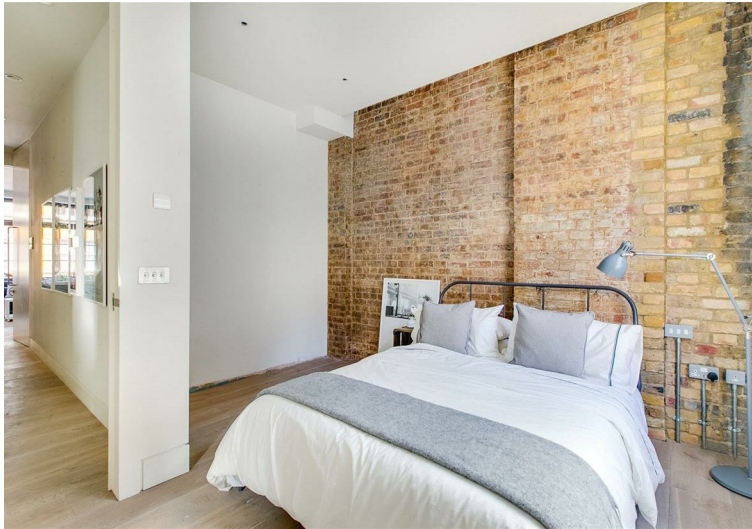




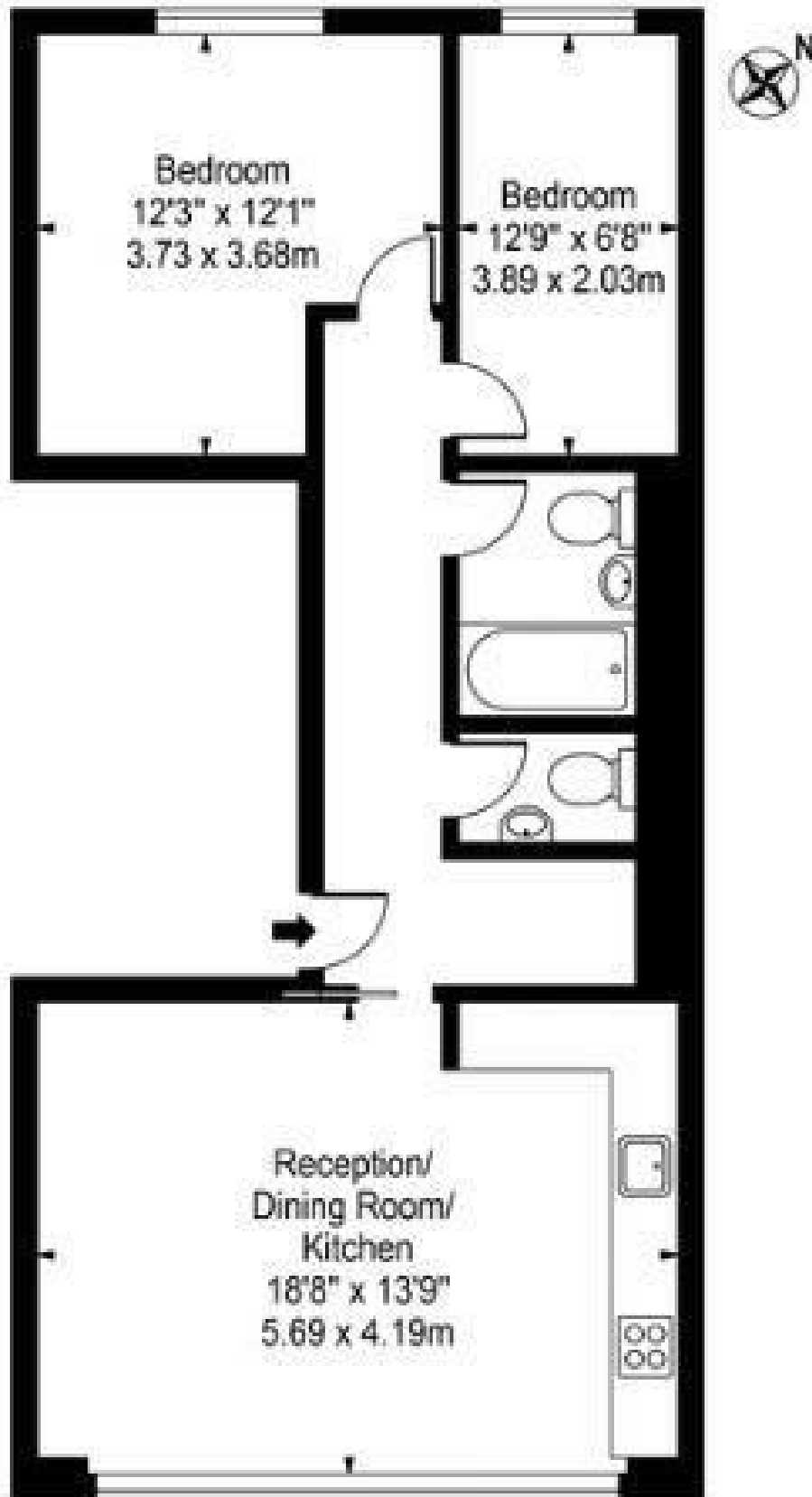
## Great Titchfield Street, Fitzrovia, W1 £7,150 Per Month Furnished/unfurnished

A beautifully presented luxury architect-designed first floor two bedroom apartment in the heart of Fitzrovia. Striking interiors in this stylishly converted former print and publishing house, combine authentic reflections of its past (reclaimed timber, Crittal windows and exposed brickwork) with luxury furnishings, fittings and textures. Underfloor heating, designer kitchens and bathrooms, Siemens appliances and modern cabling technology. Secure video entry system. Great Titchfield Street is seconds to Great Portland Street and a short walk to Charlotte Street, Oxford Circus and Regent's Park. Nearby underground stations are Oxford Circus tube station and Goodge Street tube station.



# The Print Works House

Approx. Gross Internal Area 700 Sq Ft - 65.03 Sq M



For Illustration Purposes Only - Not To Scale

## Property Overview


|            |                       |
|------------|-----------------------|
| Location   | Fitzrovia, W1W        |
| Price      | £7,150 Per Month      |
| Bedrooms   | 2                     |
| Bathrooms  | 1                     |
| Receptions | 1                     |
| Council    | Westminster           |
| Tax Band   | F                     |
| Furnishing | Furnished/unfurnished |

## Key Features

- Luxury Architect-Designed
- Crittal Windows
- Luxury Furnishing
- Underfloor Heating
- Designer Kitchens and Bathrooms
- Siemens Appliances
- Secure Video Entry System
- Fitzrovia
- Close to Transport Links
- Available 20th June



## Energy Efficiency Rating

|  | Current   | Potential |
|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> |   |           |
| (92 plus) <b>A</b>                                 |   |           |
| (81-91) <b>B</b>                                   |   |           |
| (69-80) <b>C</b>                                   | 69  | 70        |
| (55-68) <b>D</b>                                   |   |           |
| (39-54) <b>E</b>                                   |   |           |
| (21-38) <b>F</b>                                   |   |           |
| (1-20) <b>G</b>                                    |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC  |           |

Greenstones Estates Ltd  
Registered in England & Wales  
Registered Office:  
5 West Court, Enterprise Road,  
Maidstone, Kent ME15 6JD

Company Registered number  
03513585

Trading address  
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We are members of



**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

