

ridge lane
PROPERTIES

Hanway Gardens, Fitzrovia, London, W1T

Two Bedroom Apartment For Sale
Leasehold: 990 Years Remaining

£1,890,000











999 years lease from 27 June 2017 (990 years remaining)

- 5TH floor
- Open plan layout
- Two bedrooms, two bathrooms
- Audio/visual entryphone system
- Smeg stainless steel fully integrated electric appliances
- Underfloor heating to bathroom/shower room
- Thermostatically controlled central heating and cooling

- Boutique development
- Set behind a period façade
- Dedicated daytime concierge
- Service charge: TBC
- Ground rent: £300 per annum
- Council Tax Band: H
- Local Authority: Westminster



Hanway Gardens, Fitzrovia

Tucked behind a handsome period façade within the Fitzrovia Conservation Area, Hanway Gardens offers a rare chance to own a slice of central London's most coveted postcode, W1T.

This stylish two-bedroom apartment for sale in Fitzrovia sits moments from Tottenham Court Road and Oxford Street, yet is quietly nestled between the elegance of Marylebone, the energy of Soho, and the creative spirit of Bloomsbury.

Inside, the open-plan layout brings the living and dining areas together into one bright, sociable space, with a kitchen fitted with fully integrated Smeg stainless steel electric appliances.

The main bedroom has a spacious en suite bathroom, while the second bedroom has its own adjoining shower room, which is also accessible from the hallway, making it a convenient guest bathroom. There are fitted wardrobes, and underfloor heating to the bathrooms while thermostatically controlled heating, cooling and air conditioning keep the apartment comfortable all year round.





The apartment is part of a discreet, boutique development of just 18 flats by Galliard Homes.

The building offers multi-level communal and private roof terraces, a peaceful retreat above the city, along with a dedicated daytime concierge and an audio/visual entryphone system for added security and convenience.



Central London Living on Your Doorstep

Step outside and you are surrounded by some of London's most bustling shops, restaurants, bars and entertainment venues. Fitzrovia is known for its independent restaurants and cafés, while the West End's theatres, Soho's nightlife and the British Museum in Bloomsbury are all within easy reach.

Tottenham Court Road station is close by, with Underground and Elizabeth line connections making the rest of London simple to reach.

Offered with a 989-year lease, this is a home built for the long term, ideally suited to anyone wanting the very best of central London living.

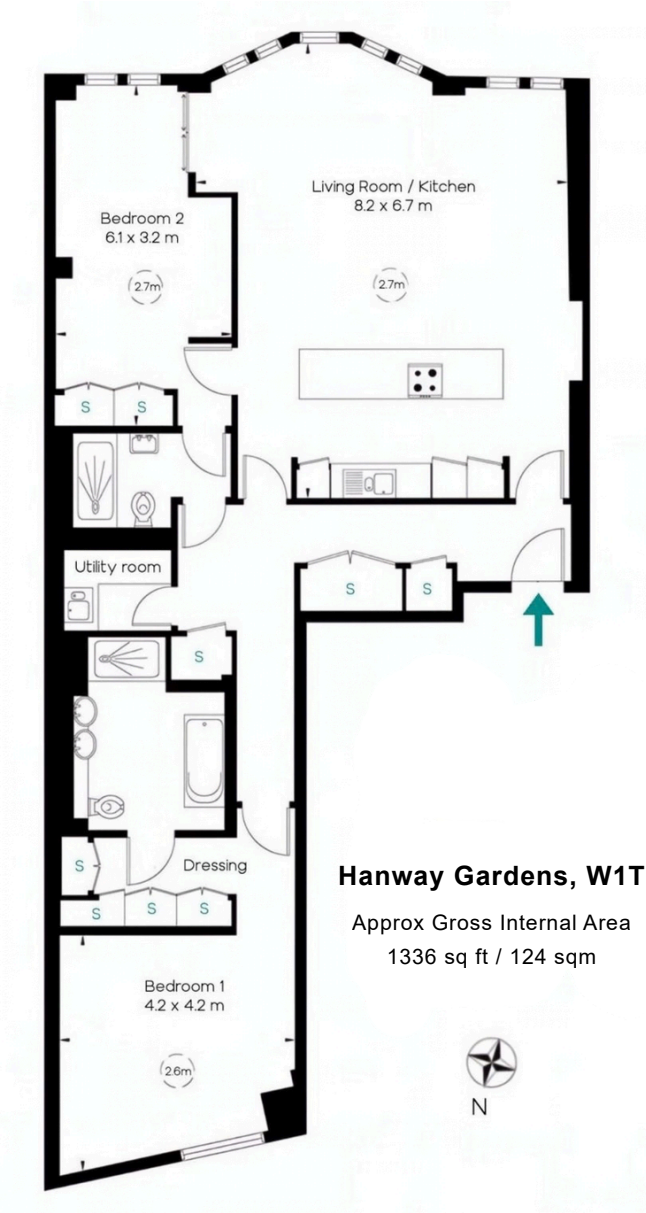






Fire exit
Keep clear

HANWAY GARDENS



Hanway Gardens, W1T
Approx Gross Internal Area
1336 sq ft / 124 sqm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

020 3488 3422
info@ridge-lane.co.uk
www.ridge-lane.co.uk

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