



Riding House Street
London, W1W

CHESTERTONS





Tucked away in the heart of Fitzrovia, this beautifully presented two-bedroom duplex offers a rare chance to enjoy elevated London living within a well-maintained boutique building — the kind of home that feels like a genuine retreat from the city, while keeping you right at its centre.

Arranged across the second and third floors, the apartment opens into a south-facing living room bathed in natural light, complete with bespoke cabinetry that lends real warmth and character. The separate kitchen, with its own dining space, is made for slow weekend mornings and easy entertaining alike, while oak flooring and thoughtful storage run throughout, giving the whole home a sense of considered, understated style.

Upstairs, the principal bedroom enjoys the privacy of its own en-suite shower room, with a second generous double bedroom and a family bathroom with bathtub completing the floor. Step outside to your undemised roof terrace or unwind in the communal patio garden — a real luxury in this part of town.

Riding House Street itself is one of Fitzrovia's best-kept secrets: a short stroll from Regent's Park's green expanse and surrounded by some of London's finest independent cafés and restaurants, with Soho and Marylebone just moments away. Oxford Circus, Tottenham Court Road (Elizabeth Line), Euston and King's Cross St Pancras all sit within easy reach, while UCL and LSE are close by too.

A home that combines space, light and location in equal measure — this is Fitzrovia living at its very best.

- Two-bed duplex, boutique Fitzrovia building
- South-facing reception, oak flooring throughout
- En-suite principal bedroom, family bathroom
- Undemised roof terrace & communal garden
- Steps from Regent's Park & Oxford Circus

Asking Price £1,200,000

Tenure: Leasehold 86 years

Service Charge: £1,500 per annum

Ground Rent: £200 per annum

Local Authority: City Of Westminster

Council Tax Band: F

Chestertons Covent Garden Sales

196 Shaftesbury Avenue

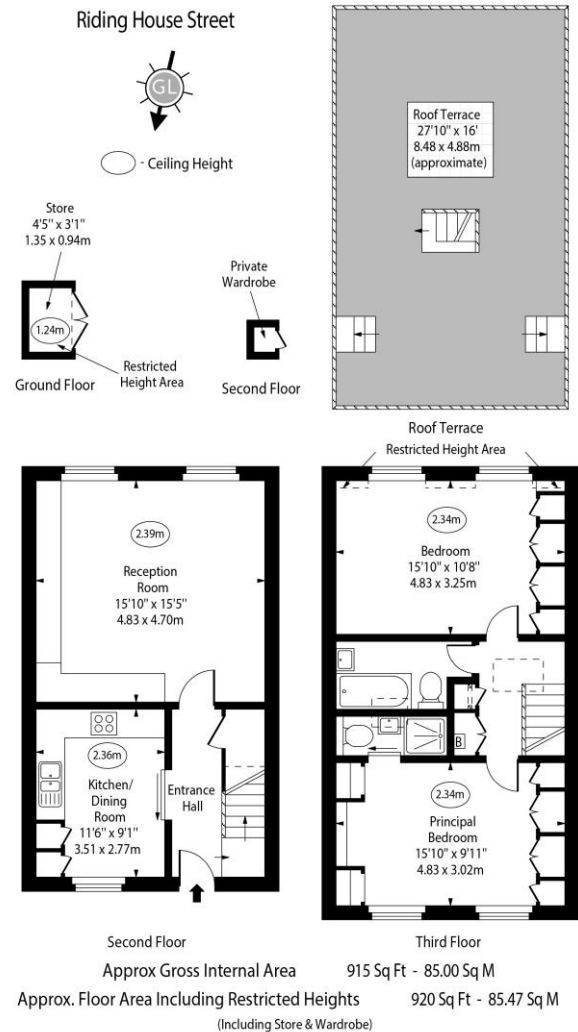
London

WC2H 8JF

coventgarden@chestertons.co.uk

020 3040 8300

[chestertons.co.uk](https://www.chestertons.co.uk)



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.
www.goldlens.co.uk
 Ref. No. 032832M

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 5th Floor, The Lantern, 75 Hampstead Road, London, NW1 2PL Registered Company Number 05334580.