



# Irvine Court

100 Whitfield Street, W1T

Asking Price £575,000

A well-maintained one-bedroom apartment located on the third floor of this purpose-built block with lift access. The property benefits from west-facing windows providing good natural light throughout the day.

The flat comprises an entrance lobby, reception room with open plan kitchen, one double bedroom, and a bathroom. The accommodation is laid out in a practical manner and offers functional living space.

**CHESTERTONS**



# Irvine Court

## 100 Whitfield Street, W1T

- West-facing aspect
- Lift access
- Well-maintained building
- 169 years remaining on lease
- Prime Fitzrovia location (W1)
- Excellent transport connections
- Close to major amenities and green spaces



Irvine Court is situated on Whitfield Street, near the junction with Maple Street in Fitzrovia, W1. The property is conveniently located for local amenities and transport links.

Goodge Street Underground Station (Northern Line) is nearby, whilst Warren Street Underground Station (Northern and Victoria Lines) is a short walk away. The property benefits from excellent connectivity to the wider London transport network.

The property is well-positioned for Charlotte Street's diverse restaurant scene, independent cafés and local shops. Regent's Park is approximately 10 minutes' walk away, whilst the British Museum and Shaftesbury Avenue theatres are within walking distance. Oxford Street's retail district lies to the south.

University College London (UCL), the School of Oriental and African Studies (SOAS), and University College Hospital are all within proximity, making this location particularly suitable for academic and medical professionals.

**Tenure:** Leasehold 168 years 10 months

**Service Charge:** £2,865

**Ground Rent:** Peppercorn

**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

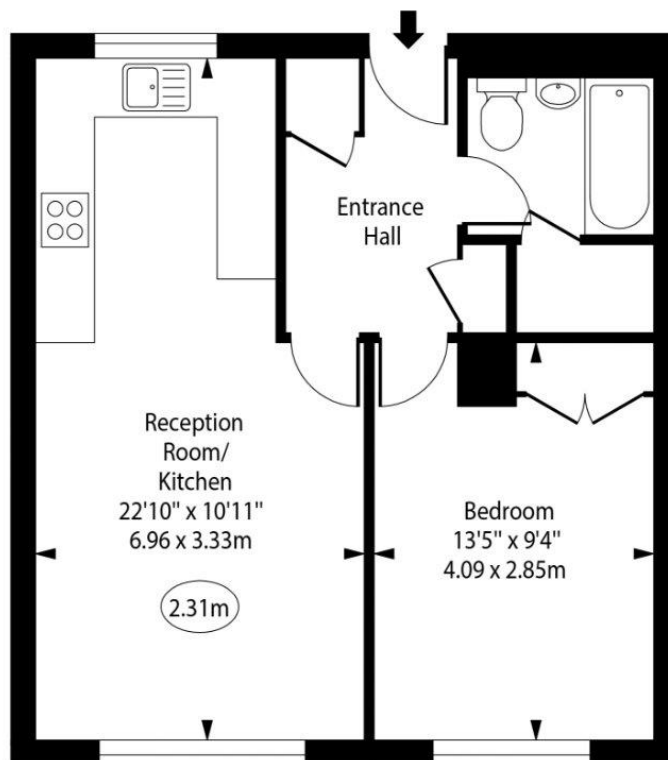
coventgarden@chestertons.co.uk

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

# 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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