



A FABULOUS TWO BEDROOM APARTMENT SITUATED IN AN ATTRACTIVE GRADE II LISTED BUILDING

FITZROY STREET, LONDON W1T

Guide Price £1,200,000 – Leasehold approximately 986 years remaining

savills

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Open-plan kitchen/reception room • Two bedrooms • Bathroom • Shower room • Service charge approximately £2,066.40 pa • Ground rent approximately £300 pa • EPC = D

Location

Fitzroy Street is situated in the fashionable area of Fitzrovia, with nearby amenities including the wealth of restaurants on Charlotte Street, the world renowned shops of Oxford Street and the West End, and the greenery of Regent's Park.

The transport links are excellent from nearby Warren Street (approx. 0.2 miles), Great Portland Street (approx. 0.3 miles) and Regent's Park (approx. 0.4 miles) underground stations, Euston (approx. 0.5 miles) and Kings Cross St Pancras (approx. 1.1 miles) train stations and access to the West and Heathrow via the A40.

Description

This spacious two bedroom apartment in a beautiful period block is presented in excellent condition. Comprising of an open-plan kitchen/reception room, two double bedrooms with built-in wardrobes, bathroom and a separate shower room, the apartment further features fabulous tall windows and well-proportioned accommodation.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.





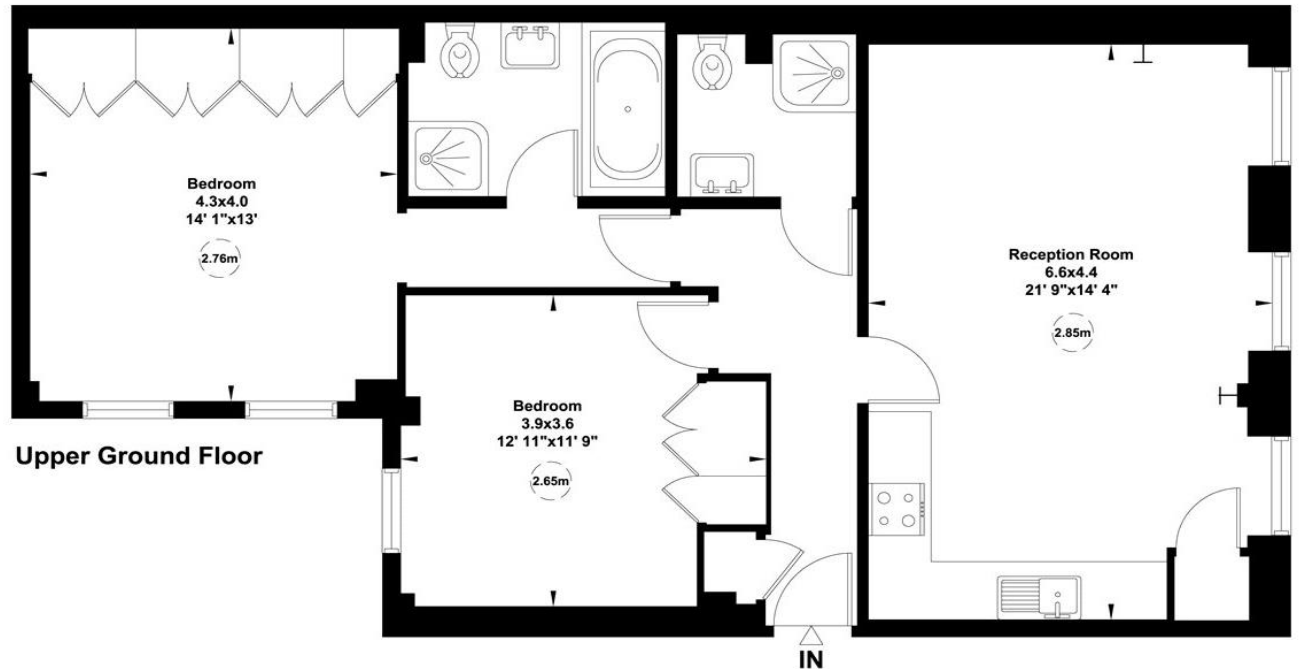
Fitzroy Street, W1

Gross internal area (approx.)

79 Sq m (852 Sq ft)

For identification only, Not to Scale

capital 020 8671 7722



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Marylebone & Fitzrovia

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	72
England, Scotland & Wales EU Directive 2002/91/EC		