



**A WELL PRESENTED ONE BEDROOM FLAT WITH A BALCONY SITUATED IN THIS
BOUTIQUE DEVELOPMENT IN THE HEART OF FITZROVIA**

NEWMAN STREET, LONDON, W1T

Guide Price £825,000 – Leasehold approximately 144 years remaining



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Open plan kitchen/reception room • One bedroom
One bathroom • Balcony • First floor • Lift
Ground rent approx. £300 pa • Service charge approx. £3,156 pa • EPC = C

Location

Situated in the heart of Fitzrovia, the flat is superbly located for the world class shops and restaurants of Fitzrovia, Marylebone and the West End, together with the greenery of Regent's Park.

The transport links are excellent from nearby Tottenham Court Road (0.3 miles), Goodge Street (0.3 miles) and Oxford Circus (0.4 miles) underground stations along with Euston (0.7 miles) and King's Cross St Pancras (1.8 miles) train stations, and access to the West and Heathrow via the A40.

Description

A one bedroom flat located on the first floor of a boutique development in the heart of Fitzrovia with a lift. The flat offers well balanced accommodation in immaculate condition and has the added benefit of a balcony.

Energy Performance

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

Viewing

Strictly by appointment with Savills.





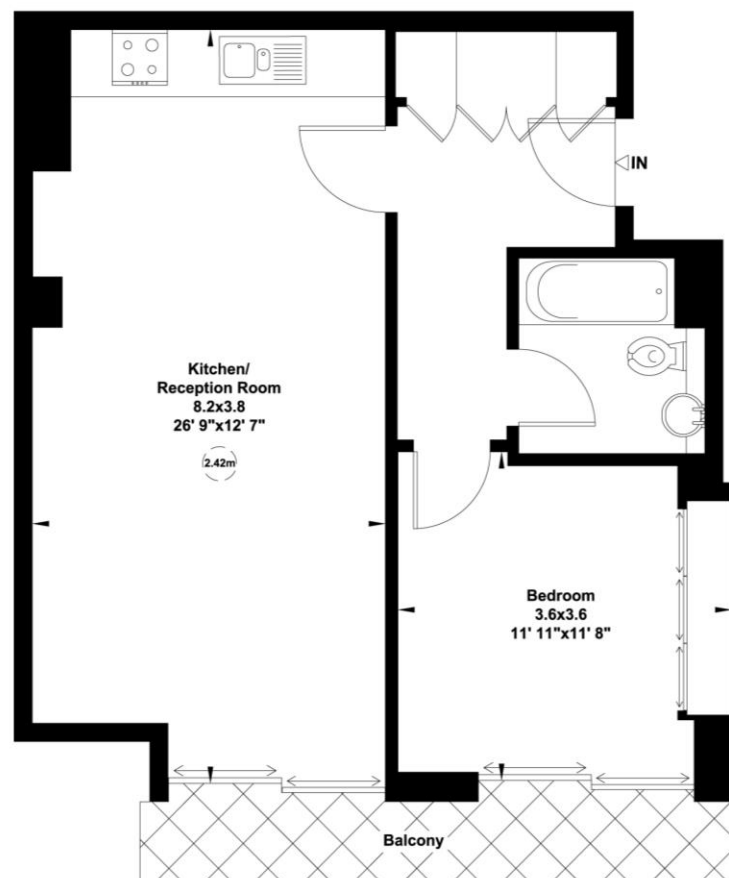
Newman Street, W1

Gross internal area (approx.)

56 Sq m (601 Sq ft)

For identification only, Not to Scale

capital 020 8671 7722



First Floor

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).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		78	78
(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	

Marylebone & Fitzrovia

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