



Newly refurbished two bedroom contemporary 'loft-style' apartment with a lift in the heart of Fitzrovia.

**Berners Street, Fitzrovia, London, W1T**

Guide price £1,695,000, Leasehold (approximately 990 years remaining)

**savills**



# Newly refurbished two bedroom contemporary 'loft-style' apartment with a lift in the heart of Fitzrovia.

Newly refurbished • Loft style apartment • Open plan reception room • Two en-suite bedrooms • Lift • Leasehold, approximately 990 years remaining • Service charge approximately £3,500 per annum • Ground rent peppercorn • EPC=C

## Local Information

The apartment is located in the heart of the West End, opposite the signature Sanderson Hotel and along the road from the Berners Tavern. Charlotte Street with its eclectic range of popular restaurants is nearby and the world renowned shopping of Oxford Street and Regent Street are within walking distance. Transport links are excellent from nearby Oxford Circus, Tottenham Court Road and Goodge Street underground stations.

## About this property

This apartment has been refurbished to a high specification with a contemporary 'loft-style' design. Features include oak flooring in the entrance hall and living areas, open plan contemporary kitchens with Miele appliances, and comfort cooling. The bedrooms have built-in wardrobes and stylish en-suite bathroom / shower rooms.

## Tenure

Leasehold (approximately 990 years remaining)

## Local Authority

Westminster City Council

## Energy Performance

EPC Rating = C

## Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Marylebone & Fitzrovia Office. Telephone: +44 (0) 20 3527 0400.



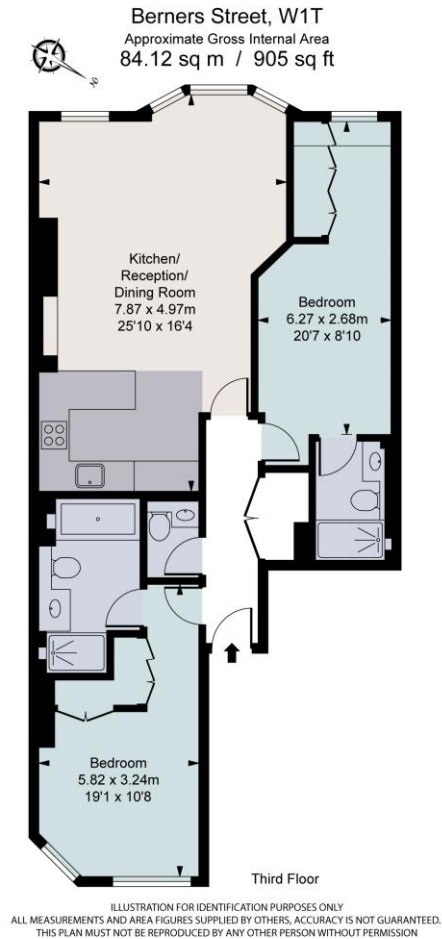





Berners Street, Fitzrovia, London, W1T  
Gross Internal Area 905 sq ft, 84.1 m<sup>2</sup>

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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