



A bright two bedroom apartment with a balcony located in the heart of Fitzrovia.

Windmill Street, Fitzrovia, London, W1T

Guide price £845,000, Leasehold (approximately 60 years remaining)

savills

A bright two bedroom apartment with a balcony located in the heart of Fitzrovia.

Two bedrooms • Lift • Spacious balcony • Adjacent to Charlotte Street • Open plan reception room • Service charge approximately £1,800 per annum • Ground rent approximately £200 per annum • EPC=D

Local Information

The flat is perfectly located within an easy walking distance to the theatres, galleries, high-end boutiques and high street stores of the West End.

A short distance from Soho, Marylebone and the forthcoming Crossrail connection. The Fitzrovia area benefits from countless restaurants and bars, whilst Regent's Park is only minutes away.

Transport links are excellent from nearby Great Portland Street (approximately 0.3 miles), Oxford Circus (approximately 0.4 miles) and Goodge Street (approximately 0.4 miles) underground stations, as well as forthcoming Crossrail at Tottenham Court Road.

About this property

A lateral two bedroom apartment situated on the third floor in the heart of Fitzrovia. There is a bright reception room with fabulous terrace, and a well-appointed kitchen. Both bedrooms can accommodate double beds, with sizeable bathroom.

Tenure

Leasehold (approximately 60 years remaining)

Local Authority

Camden Council

Energy Performance

EPC Rating = D

Viewing

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





Windmill Street, Fitzrovia, London, W1T
Gross Internal Area 630 sq ft, 58.5 m²

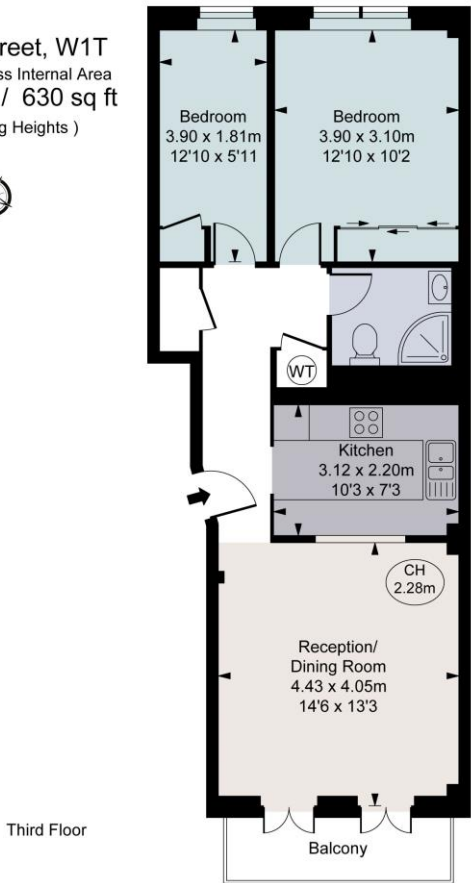


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Windmill Street, W1T
Approximate Gross Internal Area
58.56 sq m / 630 sq ft
(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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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	57	68
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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