

EASTCASTLE STREET, W1T

£1,050,000 SHARE OF FREEHOLD

Winkworth







A nicely proportioned and comfortable two-bedroom, two-bathroom apartment on the first floor of an imposing red-brick, portered mansion building in a prime Fitzrovia location, with a long lease and a share of the freehold.

Offering flexible accommodation and generous ceiling heights, the south-facing flat is currently arranged with a principal bedroom with en-suite bathroom, a further double bedroom, an additional bathroom, an eat-in kitchen, an impressive bay-windowed reception room and ample storage.

The ceiling heights, period features, excellent natural light, pleasant outlook and quiet location combine to create a wonderfully comfortable living environment. It is a fine example of a flat of its kind.

York House is an architecturally significant and handsome building situated in prime Fitzrovia, just one block north of Oxford Street. It was converted into apartments by Berkeley Homes at the turn of the century and now comprises 47 apartments. Historically, the building has served as both a hotel and a nurses' home.

The flat has previously been used as a family pied-à-terre and, more recently, as a rental property. It is in good, well-maintained condition, although prospective buyers may wish to refresh the interiors to suit their individual tastes and requirements.

Connectivity could not be better. The property is ideally located for easy access to the City, the West End, the legal quarter, London's major railway termini and universities. The nearest Underground stations are Tottenham Court Road, providing access to the Elizabeth line, and Oxford Circus.

Leasehold: approximately 968 years remaining
Service Charge: £11,978 per annum which includes reserve (This figure may subject to adjustment end 2026)
Ground Rent: £400 per annum (subject to Leasehold Reform (Ground Rent) Act 2022)
Westminster, Band H, £2,095.70 for 2026-27





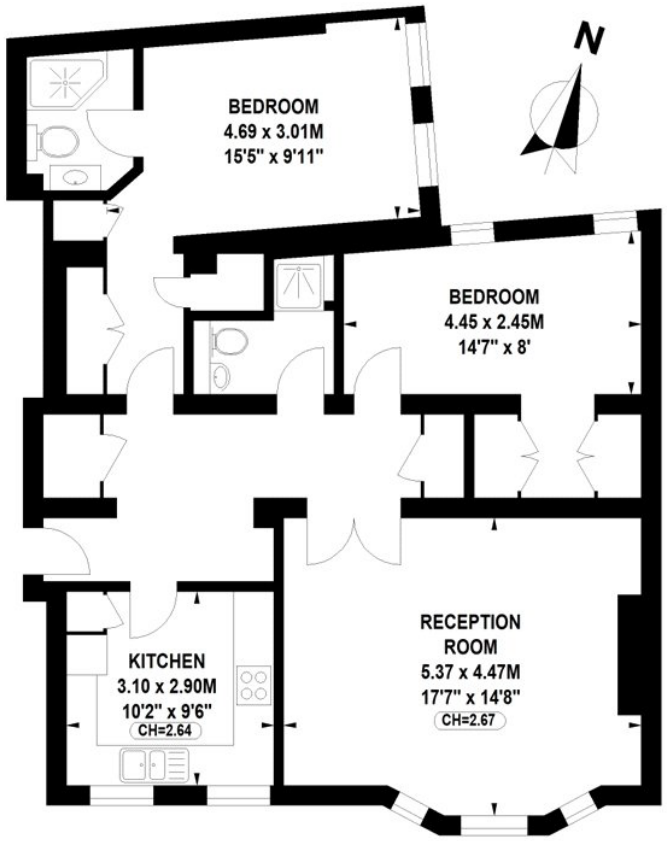




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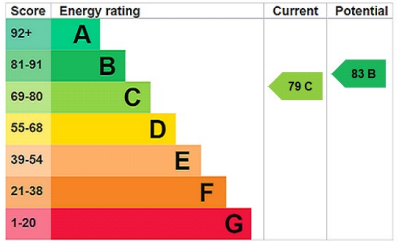
Approximate Gross Internal Area 89 sq.m / 958 sq. ft

Key : CH = Ceiling Height



First Floor

Floor Plan produced for WINKWORTH by Mays Property Marketing © . Tel 020 3397 4594
Illustration for identification purposes only. Not to scale.
Orientation, measurements, and other details are approximate and for guidance only, purchasers should verify details independently.
Where a room has a sloping ceiling the dotted line marks 1.50M height, and all measurements shown are at floor level.



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