



Exeter Mansions, Shaftesbury Avenue, London, W1D

Asking Price £750,000 Leasehold Approx. 87 Years Remaining

A fourth floor, two-bedroom flat (with lift) full of character set in the heart of the West End.

Ground rent - £10 p/a | Service charge approx. £2,600.00 includes hot water and caretaker | Council tax band G approx. £1,379.27 p/a Westminster Council | Lease: 87 years



DESCRIPTION

Situated on the artistic Shaftesbury Avenue, the property is in a red brick mansion block and has large windows, high ceilings and very good light throughout.

The flat has real character and boasts original features.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



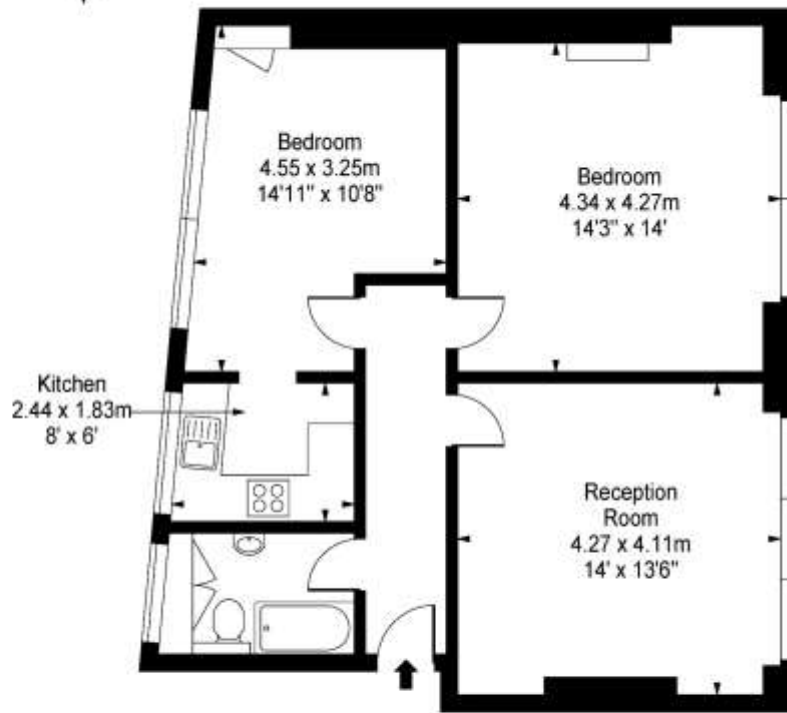
LOCATION

The property is very central for all the amenities of the West End such as, theatres and restaurants as well as the hustle bustle of this magnificent city.

Leicester Square, Piccadilly Circus and Tottenham Court Road Stations are all just minutes away by foot.

LSE, UCL and Kings Universities are all well within walking distance.

Shaftesbury Avenue, W1



Fourth Floor

Approx Gross Internal Area 705 Sq Ft - 65.49 Sq M

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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