

CARBURTON STREET, FITZROVIA, W1W
£835,000 LEASEHOLD

SITUATED IN W1W - A RARELY AVAILABLE, WELL PRESENTED, SPACIOUS TWO DOUBLE BEDROOM DUPLEX APARTMENT, WITH OWN ENTRANCE, 27' RECEPTION ROOM, LARGE STORAGE CUPBOARDS AND AN ATTRACTIVE PRIVATE GARDEN.

Paddington | 020 7467 5770 | paddington@winkworth.co.uk

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DESCRIPTION:

Located on a quiet, tree lined, one-way street in the heart of Fitzrovia, this wonderful apartment is ready for immediate occupation and with no upward chain. Carburton Street is extremely and extensively well served for local, national, and international transport hubs. The closest underground stations are Great Portland St', Regents Park and Warren St'.

LEASEHOLD: ABOUT 90 YEARS REMAINING | SERVICE CHARGE: ABOUT £2,200 p.a. | GROUND RENT: ABOUT £10 p.a. | COUNCIL TAX BAND: E



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Carburton Street

Approximate Gross Internal Area = 82.3 sq m / 886 sq ft
 Storage = 3.8 sq m / 40 sq ft
 Total = 86.1 sq m / 926 sq ft

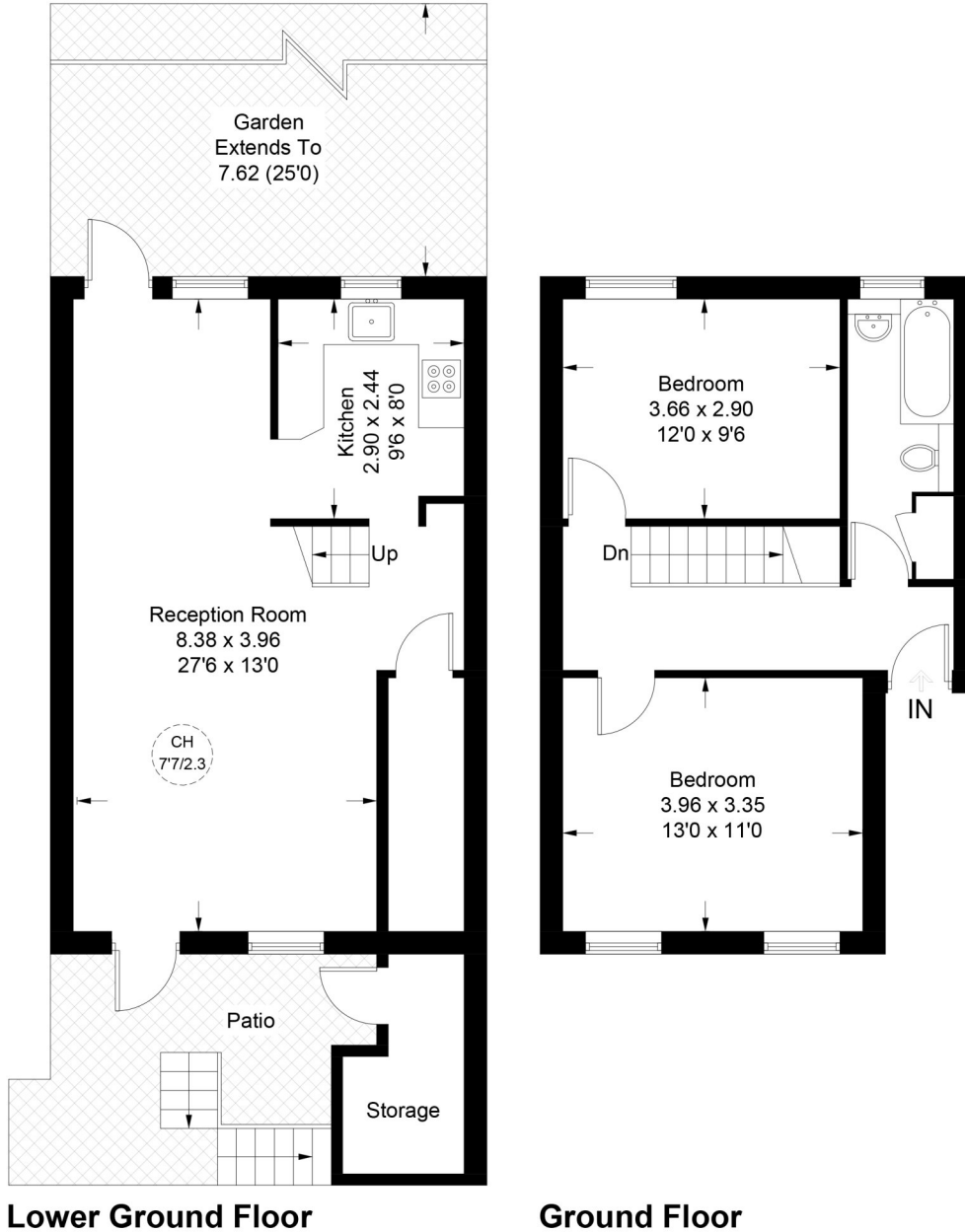


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID946017)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Energy Efficiency Rating | |
|---|-------------------------|
| | Potential |
| Very energy efficient - lower running costs | |
| (92+) A | |
| (81-91) B | |
| (69-80) C | 75 |
| (55-68) D | 79 |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England, Scotland & Wales | EU Directive 2002/91/EC |

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