



**WHITFIELD STREET, LONDON, W1T**  
**£1,400,000 LEASEHOLD APPROX. 152 YEARS REMAINING**

**A FOUR BEDROOM TWO BATHROOM, TWO RECEPTION, SECOND AND THIRD FLOOR DUPLEX MAISONETTE IN THIS SMALL 1980'S DEVELOPMENT AT THE TOP END OF WHITFIELD STREET, NEAR TO THE JUNCTION WITH WARREN STREET.**

West End | 020 7240 3322 | westend@winkworth.co.uk

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### DESCRIPTION:

With dual aspect outlook, the property is in excess of 1600 sq ft and so offers flexible, spacious, and bright accommodation. The common parts have recently been remodelled and a new lift installed. There is a charming communal garden for the use of residents. The nearest Underground Station is Warren Street. Several other tube stations are nearby as the main termini at Kings Cross, Euston, and St Pancras. UCL, SOAS and LSE universities are walkable as is Regents Park



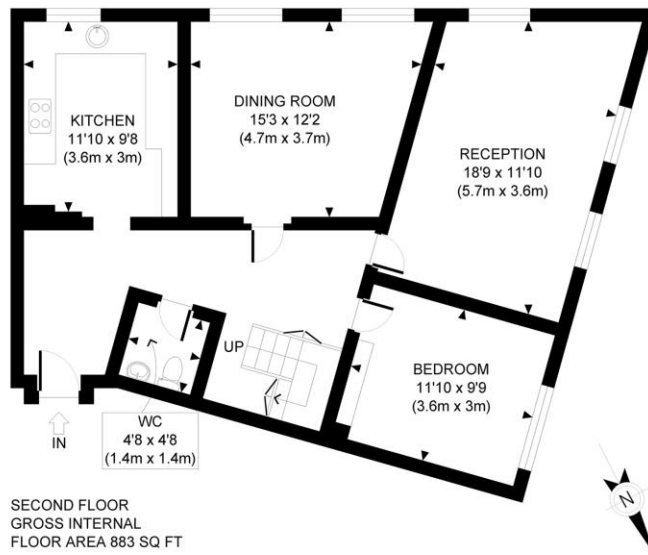
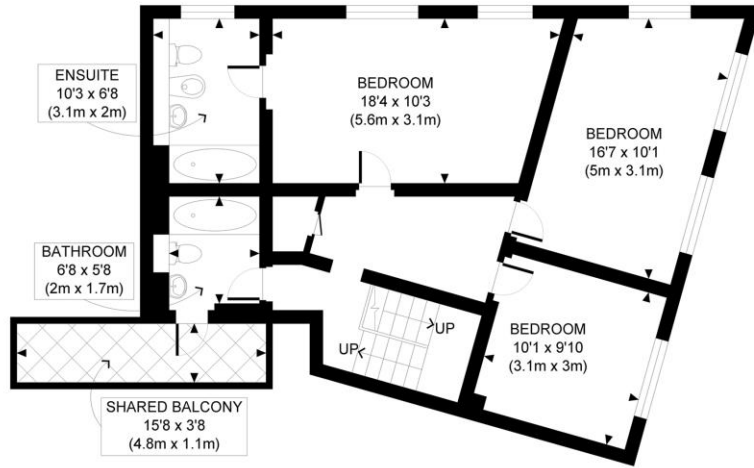
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APPROX. GROSS INTERNAL FLOOR AREA: 1637 SQ FT/ 152 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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	
A (92+)	
B (81-91)	
C (69-80)	76 79
D (54-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

**Tenure:** Leasehold  
**Term:** Expires - 02/01/2177  
**Service Charge:** Approx. £4,500 Per Annum  
**Ground Rent:** Approx. £250 Annually (subject to increase)  
**Council Tax Band:** G Approx. £3,167 Per Annum  
 Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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