

## Little Titchfield Street, Fitzrovia, W1W



A well-proportioned one double bedroom apartment located on the second floor of a small purpose built block in the heart of Fitzrovia. (The owner has just extend the lease to 170 years).

Comprising of reception room with windows overlooking Little Titchfield Street and parquet flooring, separate fitted kitchen, double bedroom with fitted wardrobes and parquet flooring and bathroom with wc.

Little Titchfield Street is located just off Great Portland Street minutes away from Oxford Circus and a slightly further stroll to Regents Park. Close by you will find the bars and restaurants of Charlotte Street and the cafes, eateries of Market Place.

**£599,950**

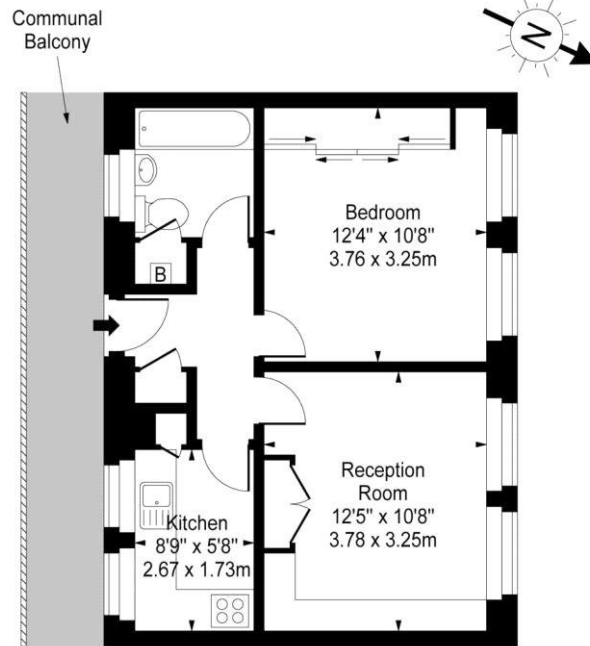


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**Misrepresentation Act 1967.** These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.

## Little Titchfield Street, W1W



Second Floor

Approx Gross Internal Area **430 Sq Ft - 39.95 Sq M**

For Illustration Purposes Only - Not To Scale  
[www.goldlens.co.uk](http://www.goldlens.co.uk)  
 Ref. No. 002029

**Lease:** 170 years

**Service Charges:** tbc

**Ground Rent:** tbc

**Council Tax:** City of Westminster

**Price:** £599,950

**SERVICES:** It is not our Company policy to test services and domestic appliances, so we cannot verify that they are in working order.

**TERMS:** We have been advised of the following terms by our Client, but have not seen any documentation to substantiate this information. Should you proceed with the purchase of the property, the details must be verified by your Solicitor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	