

Rathbone Street, Fitzrovia, London, W1T

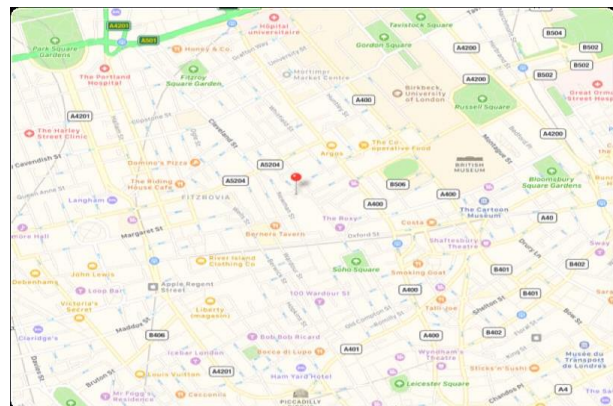


We are delighted to launch to the market this charming two double bedroom located on the second in an attractive Georgian building, accommodation includes a large open plan reception/kitchen room, two double bedrooms and 2 shower rooms.

With an enviable location just off Charlotte Street, you are on the doorstep of a feast of well-known restaurants, whilst also being walking distance to the whole of the West End.

Tottenham Court Road station is a short walk away, offering easy access to the City and mainline stations. Cross Rail, once complete, will also stop at the station.

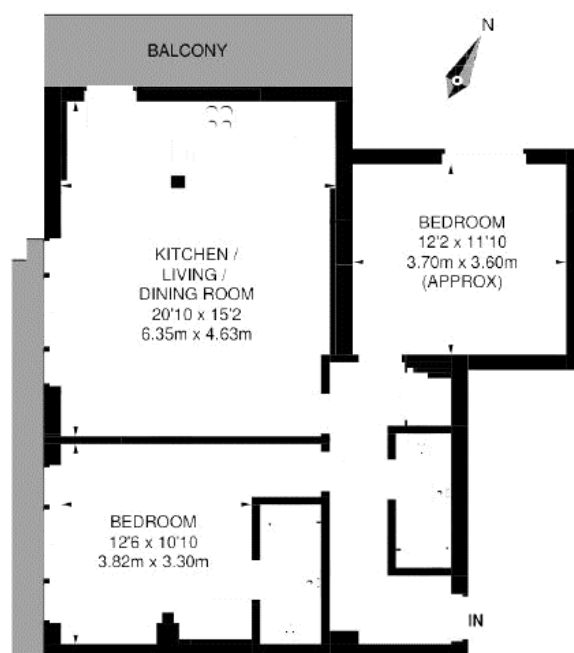
£1,400,000



23-24 Margaret Street, London, W1W 8LF
T 020 7637 0821 F 020 7637 8827
E props@rib.co.uk

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.

RATHBONE STREET, W1



SECOND FLOOR

APPROXIMATE GROSS INTERNAL FLOOR AREA 809 SQ FT / 75.2 SQ M

This floor plan is for identification purposes only, and is not to scale.

Lease: 123 years 10 months

Service Charges: £2500

Ground Rent: tbc

Council Tax: Westminster City Council

Price: £1,400,000

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+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	