ROBERT IRVING BURNS

www.rib.co.uk



Holcroft Court, Clipstone Street, W1W

Asking Price £525,000

About this property

A wonderfully light and airy two-bedroom apartment situated on the second floor (with lift access) of this purpose-built block in Fitzrovia. Located within the well-known Holcroft Court development, the property benefits from spacious accommodation and an excellent central London location.

The apartment comprises two well-proportioned double bedrooms, a bright and comfortable reception room, a separate fully fitted kitchen, and a modern bathroom with bath and shower. The property enjoys an abundance of natural light.

Holcroft Court is a secure, purpose-built residential block with lift access and communal gardens for residents. The development is positioned on Clipstone Street, close to a wide range of cafés, restaurants, and amenities in the vibrant Fitzrovia neighbourhood.

The location also offers excellent transport links, with nearby Underground stations including Great Portland Street station, Warren Street station and Tottenham Court Road station, providing easy access across London.

Tenure

80 years, 11 months remaining (March ,2107)

Council Tax:

C

Ground Rent: included in the service charge

Service Charge: £2,336pa

Energy Performance

EPC Rating = C

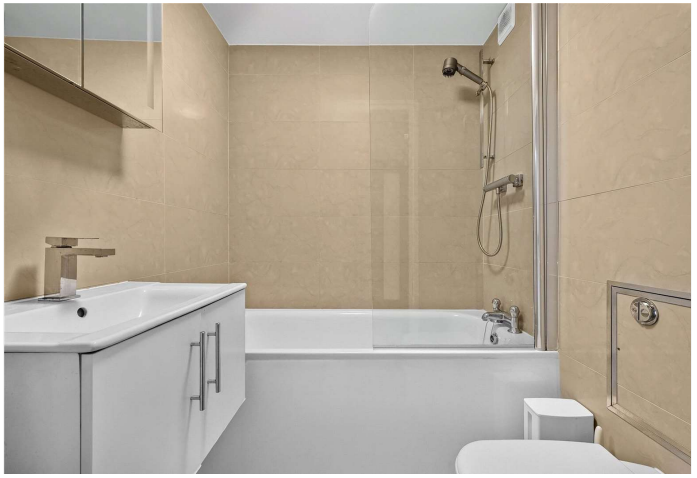






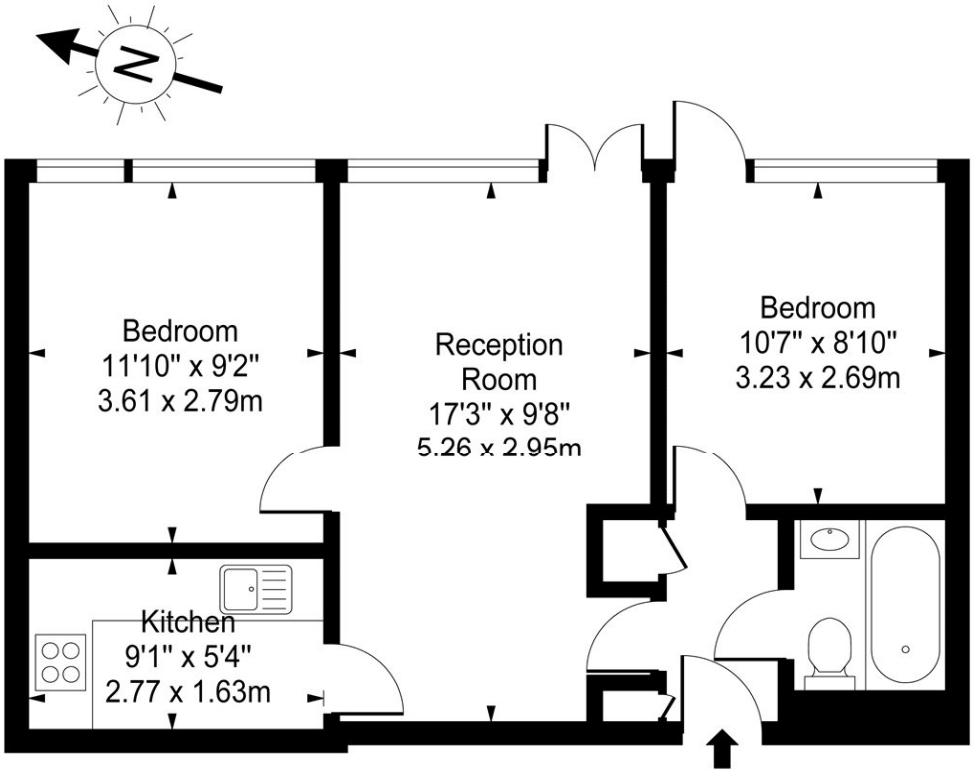








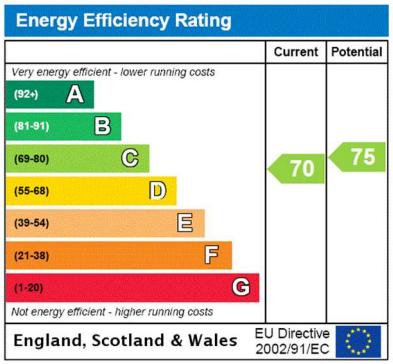
Holcroft Court,
Clipstone Street, W1W 5DH



Second Floor

Approx Gross Internal Area **500 Sq Ft - 46.45 Sq M**

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 007560Ga



19 Margaret Street, London, W1W 8RR
020 7637 0821
sales@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 ay part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.