ROBERT IRVING BURNS

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Percy Street, Fitzrovia, W1T

Asking Price £995,000

Share of Freehold (July ,3005)

About this property

A beautifully presented and unique duplex apartment arranged over the first and second floors of a well-maintained period building in the heart of Fitzrovia. Filled with natural light, the property offers two generous double bedrooms, two stylish bathrooms, and a spacious open-plan living and kitchen area featuring a bespoke Molteni&C Dada kitchen. The apartment is further enhanced by two private south-facing balconies.

Percy Street is an iconic Fitzrovia address, renowned for its wide, tree-lined setting just moments from the vibrant Charlotte Street. Residents are spoilt for choice with an outstanding selection of cafés, restaurants, and bars on the doorstep.

The Elizabeth line and Underground services at Tottenham Court Road Station are within easy reach, providing excellent connectivity across London. The apartment is also ideally positioned to enjoy the best of neighbouring Soho and Bloomsbury.

The property is further enhanced by the benefit of a Share of Freehold.



Tenure
Share of Freehold (July ,3005)

Local Authority
Camden Council

Council Tax:
E

Ground Rent: peppercorn

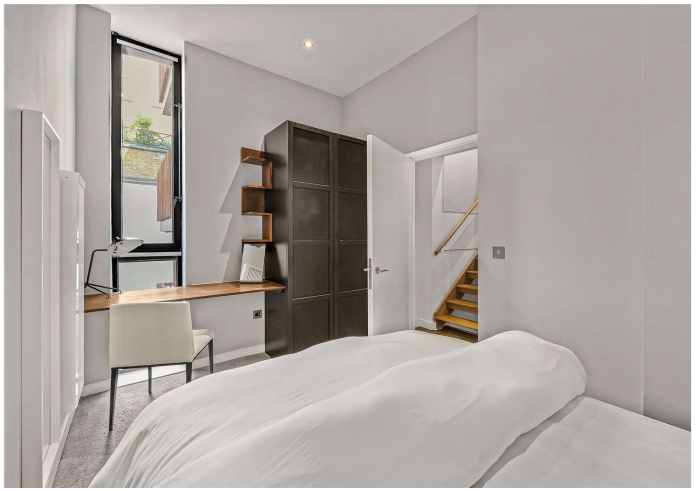
Service Charge: £4,993

Energy Performance
EPC Rating = C

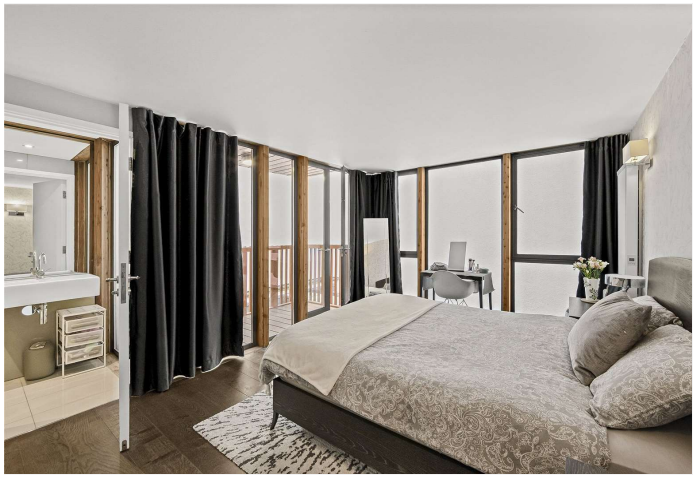










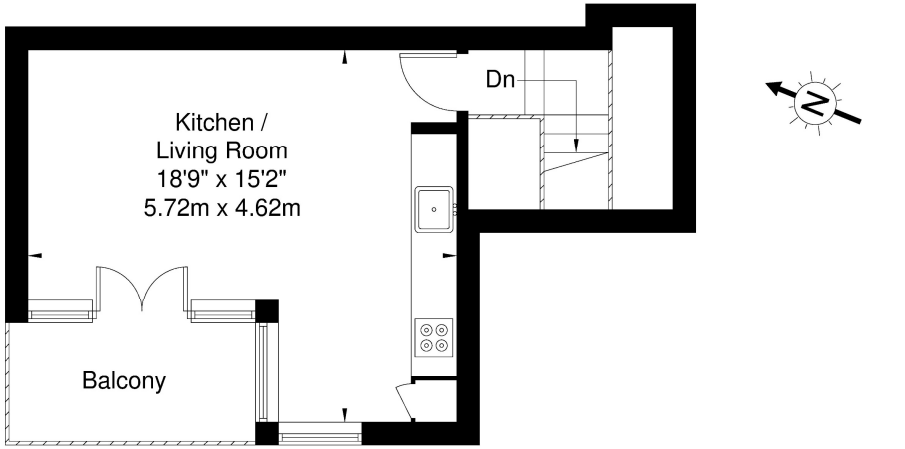




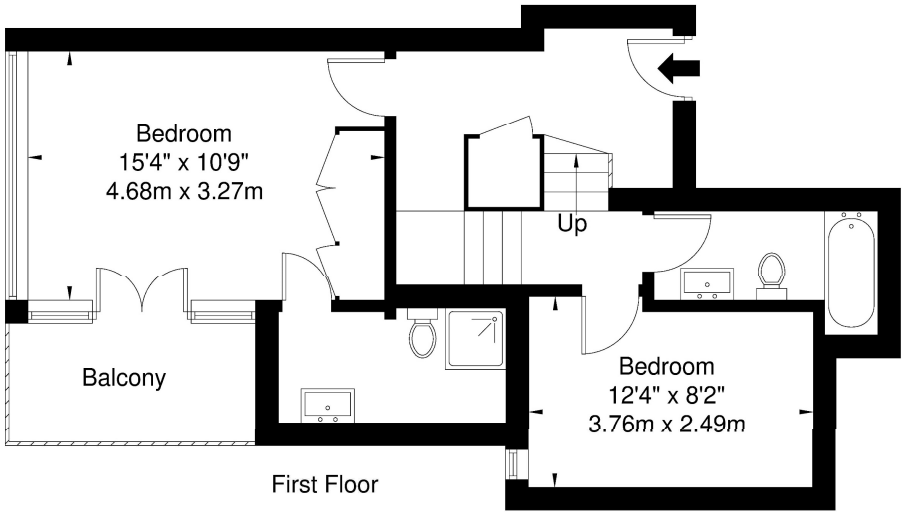


Percy Street Fitzrovia W1T 2DB

Approx. Gross Internal Area = 75.2 sq m / 809 sq ft



Second Floor



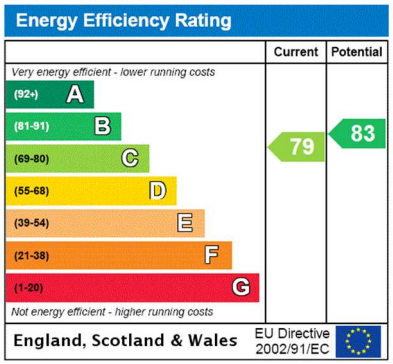
First Floor

Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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