ROBERT IRVING BURNS

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Warren Street, London, W1T

Asking Price £800,000

Leasehold (July ,2086)

About this property

A substantial 5/6-bedroom maisonette extending to approximately 1,322 sq ft (122.82 sq m), arranged over three floors within an attractive period building on Warren Street. The property further benefits from its own private street-level entrance, offering a rare sense of privacy and independence in the heart of Central London.

Perfectly positioned in the heart of Fitzrovia, the property is situated less than 100 metres from Warren Street Underground Station (Northern and Victoria lines), providing excellent connectivity across London. Euston, King's Cross St Pancras, the West End and Regent's Park are all within easy walking distance, making this an exceptionally well-connected location.

Warren Street is one of Fitzrovia's most sought-after addresses, ideally located close to Fitzroy Square, Charlotte Street, Great Titchfield Street and Regent's Park. The area is renowned for its vibrant selection of cafés, restaurants and independent retailers, together with excellent transport links and close proximity to Bloomsbury, Euston and King's Cross St Pancras, making it one of Central London's most desirable residential neighbourhoods.

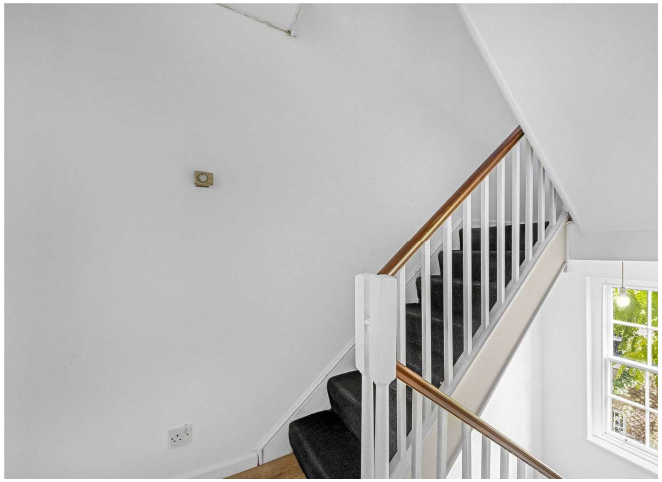
Gross Internal Area (GIA): Approximately 1,322 sq ft (122.82 sq m).

Tenure

The property is held on a long leasehold interest expiring on 20 June 2086, with approximately 60 years unexpired. The lease is held beneath a superior headlease, which also expires in 2086, with the freehold owned separately by a third party.







Tenure

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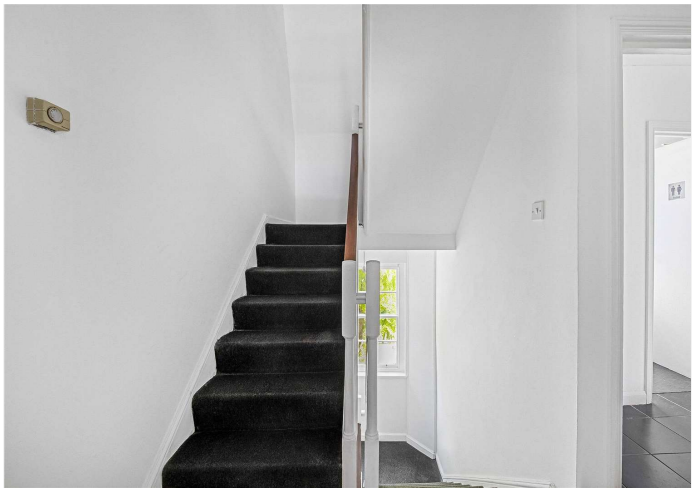
Ground Rent: TBC

Service Charge: TBC

Energy Performance

EPC Rating = D







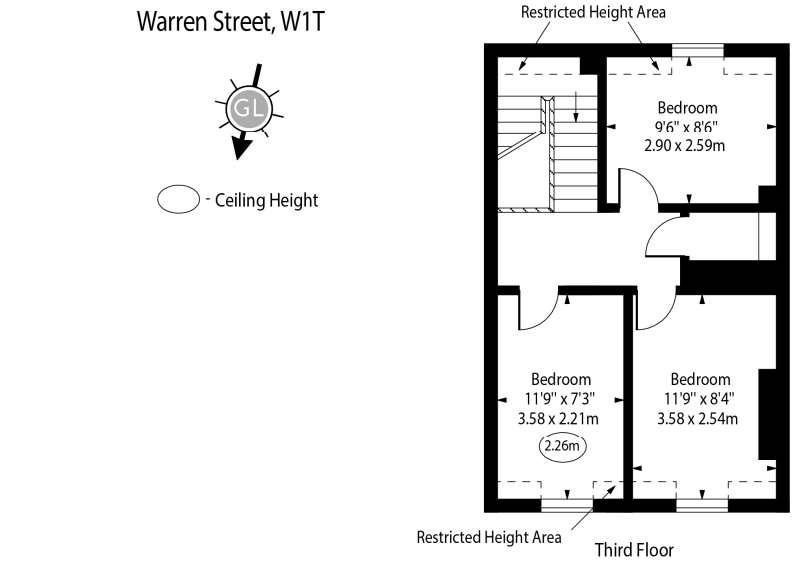


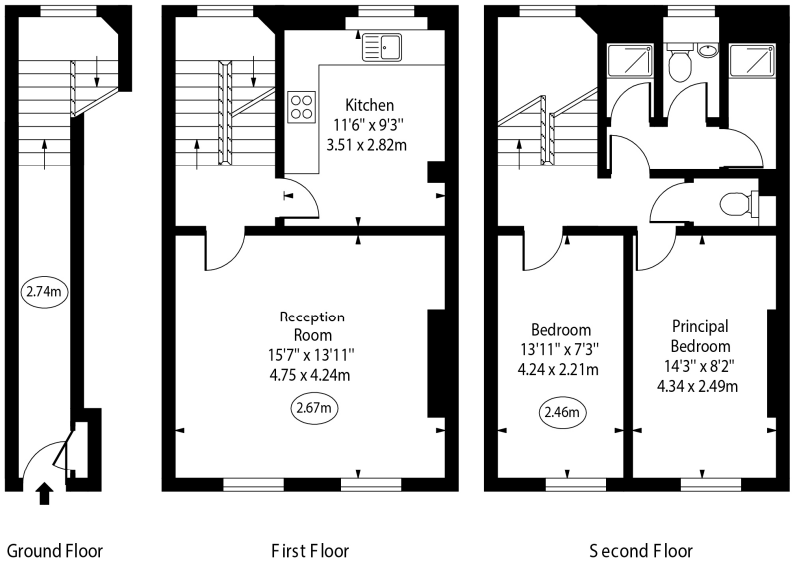


Warren Street, W1T

GL

- Ceiling Height

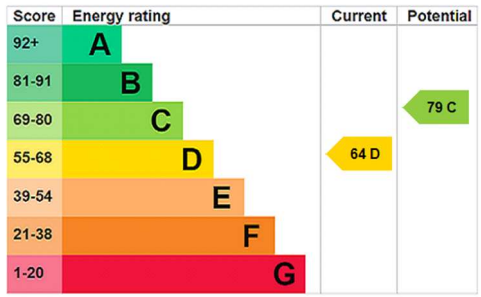




Approx Gross Internal Area 1300 Sq Ft - 120.77 Sq M

Approx. Floor Area Including Restricted Heights 1322 Sq Ft - 122.81 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.
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