ROBERT IRVING BURNS

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Warren Street, London, W1T

Asking Price £800,000

Leasehold (July ,2086)

About this property

A spacious five/six-bedroom maisonette extending to approximately 1,327 sq ft (123.28 sq m), arranged over three floors within an attractive period building on Warren Street. The property benefits from its own private street-level entrance, offering a rare sense of privacy and independence in the heart of Fitzrovia.

Ideally situated in the heart of Fitzrovia, the property is located less than 100 metres from Warren Street Underground Station (Northern and Victoria lines), providing excellent connectivity across London. It is also within easy reach of Euston, King's Cross St Pancras, the West End and Regent's Park, making it an exceptionally well-connected Central London address.

Warren Street is one of Fitzrovia's most sought-after locations, ideally positioned close to Fitzroy Square, Charlotte Street, Great Titchfield Street and Regent's Park. The area is renowned for its excellent transport links, vibrant cafés, restaurants and independent retailers, together with its 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 1,327 sq ft (123.28 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
Leasehold (July ,2086)

Ground Rent: TBC

Service Charge: TBC

Energy Performance
EPC Rating = D

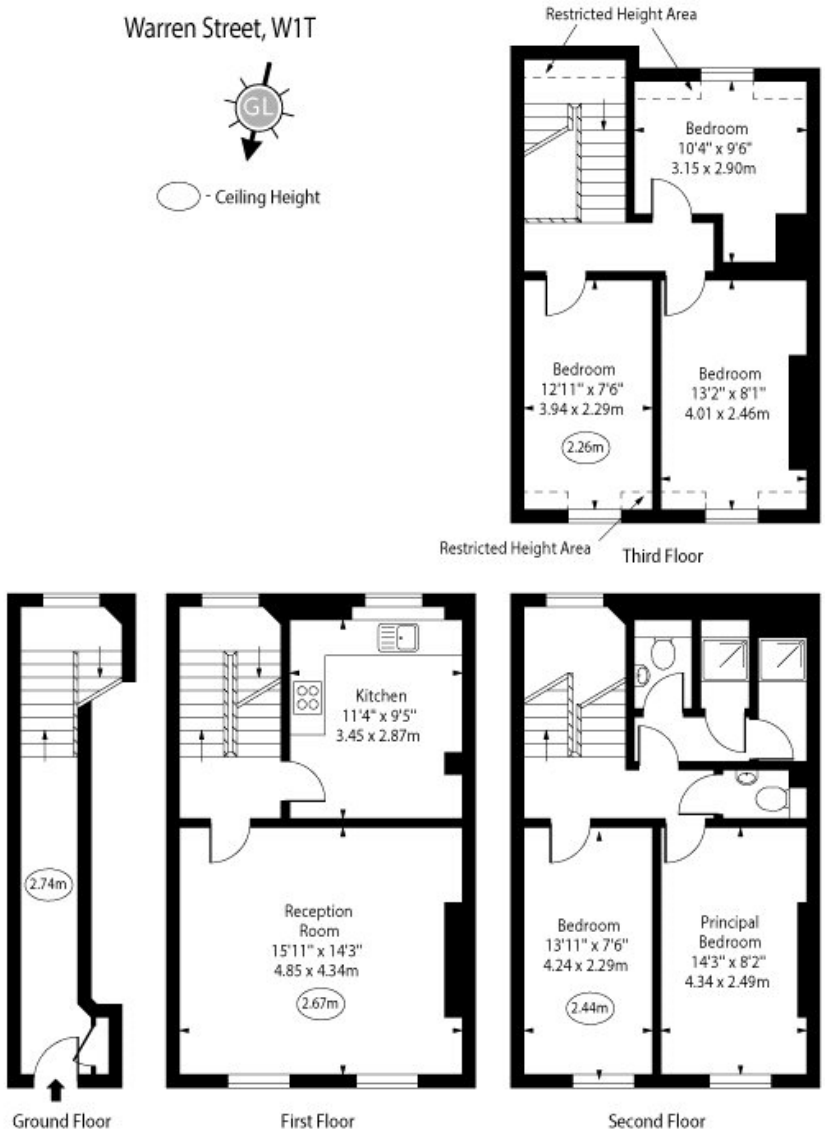








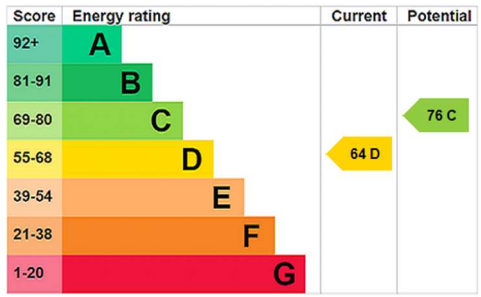

Bathroom



Approx Gross Internal Area 1305 Sq Ft - 121.23 Sq M

Approx. Floor Area Including Restricted Heights 1327 Sq Ft - 123.28 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.
www.goldlens.co.uk
Ref. No. 032215E



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