



**CHARLOTTE STREET, LONDON, W1T**  
**£720,000 LEASEHOLD**

**A BEAUTIFULLY PRESENTED ONE BEDROOM FIRST FLOOR APARTMENT WITH DIRECT ACCESS TO AN IMPRESSIVE PRIVATE ROOF TERRACE SET IN A PERIOD BUILDING IN CHARLOTTE STREET.**

Leasehold: Approx. 61 years remaining | Service Charge: Approx. £2,250 per annum | Ground Rent: Approx. £200 per annum | Council Tax: Camden D, £2,011 per annum

West End | 020 7240 3322 | westend@winkworth.co.uk

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## DESCRIPTION:

The flat is in excellent order throughout and comprises of an entrance hall, a comfortable dual-aspect reception/diner with impressive ceiling height and views down onto Charlotte Street, a double bedroom with direct access to the roof terrace and a shower room. The property has a nice and comfortable airy feel with excellent natural light. Charlotte Street is an iconic location famed for its Hotel and Restaurants that define Fitzrovia living. The location gives excellent access to the West End, Marylebone, the major rail termini, UCL, UCH and the many dining, entertainment and retail opportunities that The West End has to offer. The nearest Underground stations are Goodge Street and Tottenham Court Road.



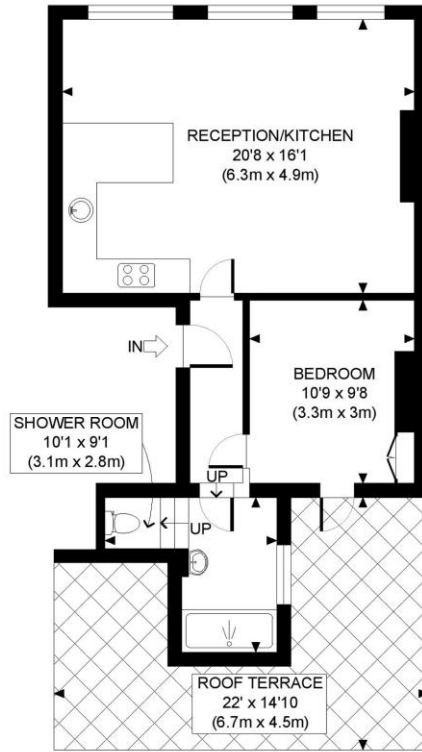
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FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 548 SQ FT



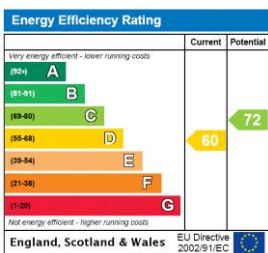
APPROX. GROSS INTERNAL FLOOR AREA: 548 SQ FT/ 51 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

**PROPERTY PHOTO PLANS**  
THE STOP SHOP FOR PROPERTY PHOTOGRAPHERS

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Leasehold

**Term:** 61 year and 5 months

**Service Charge:** Approx. £2,250 per annum

**Ground Rent:** Approx. £200 Annually (subject to increase)

**Council Tax Band:** D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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