

Bolsover Street, Fitzrovia W1W



Bolsover Street, Fitzrovia **WIW**

A beautifully presented lateral apartment situated on the fourth floor of a prestigious, portered development in Fitzrovia. This contemporary home offers bright accommodation and entertaining space, spanning 1,289 sqft. It showcases a spacious reception room with a dining area and a fully fitted, open plan kitchen. The principal bedroom is complete with a walk-in wardrobe and an en suite bathroom. There are two additional bedrooms and a second bathroom. The property further benefits from plenty of built in storage, wood flooring and a communal garden. Bolsover Street benefits from an excellent location, moments away from the shops and restaurants of Marylebone and Fitzrovia. The greenery of Regent's Park is also within proximity. Excellent transport links from Great Portland Street, Regent's Park and Warren Street stations. We have been unable to obtain the ground rent review period. You or your advisors should make your own enquiries.



Guide price: £1,850,000

Tenure: Leasehold: approximately 114 years remaining

Service charge: £13,173.32 per annum, reviewed annually

Ground rent: £350 per annum

Local authority: City of Westminster

Council tax band: G





BOLSOVER STREET, W1W

Approx. gross internal area
1289 Sq Ft. / 119.8 Sq M.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



FOURTH FLOOR

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2023. Photographs and videos dated August 2023.

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