

# Eastcastle Street, Fitzrovia W1T

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A newly refurbished, modern apartment situated in a sought-after red brick mansion block in the heart of Fitzrovia. This stylish home spreads across two floors and offers accommodation and living space over 1,100 sq ft. It comprises two double bedrooms with en suite bathrooms on the lower ground, and a well appointed open plan reception room and fully fitted kitchen/dining room on the ground floor. Residents further benefit from porter service and access to communal outdoor space.

York House is ideally located for the lively restaurants and shops of Fitzrovia and the entertainment of the West End. There are excellent transport links from Tottenham Court Road, Gode Street and Oxford Street stations.



**Guide price:** £1,175,000

**Tenure:** Leasehold: approximately 971 years remaining

**Service charge:** £11,000 per annum, reviewed every year, next review due 2024

**Ground rent:** £400 per annum, reviewed every year, next review due 2024

**Local authority:** City of Westminster

**Council tax band:** G





# EASTCASTLE STREET, W1T

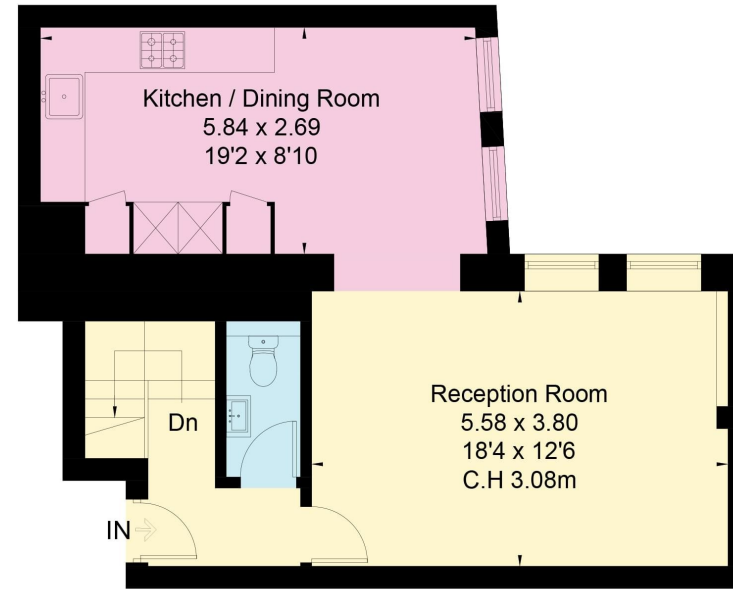


## Approximate Gross Internal Floor Area 103 sq m / 1,109 sq ft

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.



Lower Ground Floor



Ground Floor

We have been informed that the building has been constructed using some combustible materials. However, we have received documents confirming that the building has been assessed by a competent person, who has concluded that the fire risk is sufficiently low, and that no remedial works are required to the external wall of the building. If necessary, further information can be provided upon request.

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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 December 2023. Photographs and videos dated December 2023.  
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