

Phillips House, Fitzrovia **W1T**



Phillips House, Fitzrovia **W1T**

A contemporary apartment on the first floor of purpose built apartment block in the heart of Fitzrovia. The property would make the ideal rental investment or pied-a-terre. This bright and spacious first-floor apartment provides well-planned, contemporary living accommodation comprising a principal bedroom with en suite WC, a second bedroom, shower room with WC, open plan living space with fitted kitchen and dining area and access to a private balcony. Phillips House is ideally located for the boutique shops and restaurants of Goodge Street and neighbouring Charlotte Street. It is also within walking distance of the world renowned shopping of Oxford Street and all the entertainment amenities of the West End.



Guide price: £865,000

Tenure: Leasehold: approximately 90 years remaining

Service charge: £2,450 per annum, reviewed every year, next review due 2025

Peppercorn rent: £200 per annum. We have been unable to confirm the review period.

Local authority: London Borough of Camden

Council tax band: F

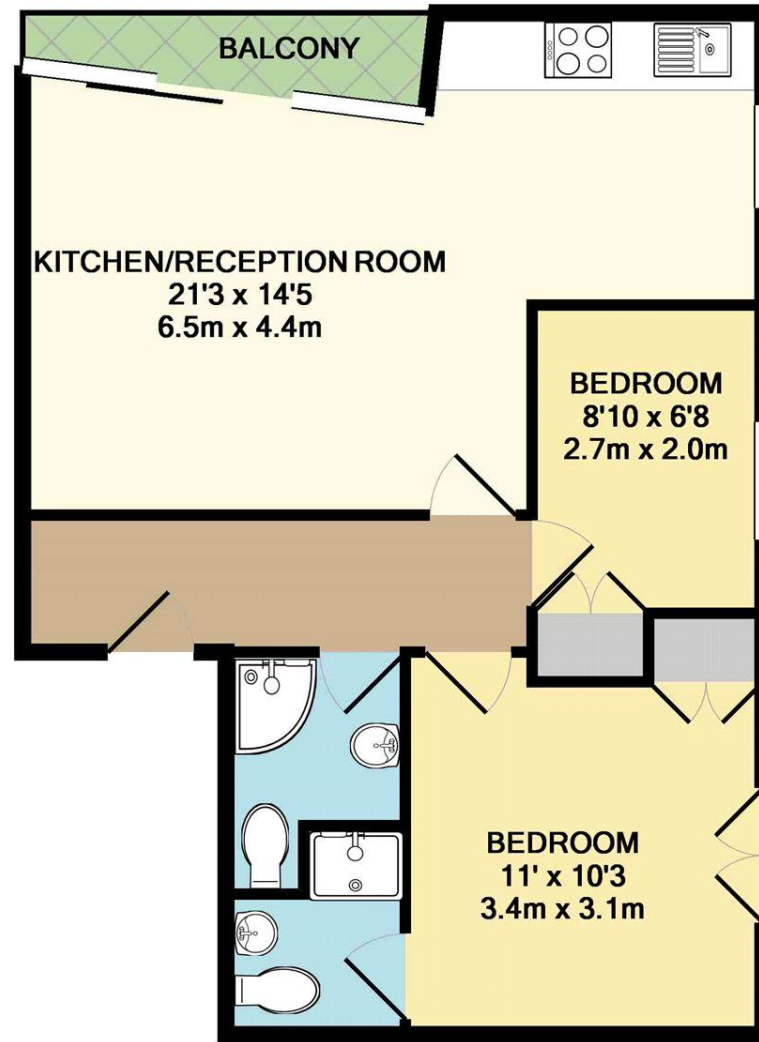




Phillips House, W1T

Approximate Gross Internal Floor Area
56 sq m / 603 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.



Knight Frank
Marylebone
Unit 49
55 Baker Street
London W1U 8EW
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more
Daniel Sugarman
+44 20 7861 1224
daniel.sugarman@knightfrank.com



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.
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
Particulars dated July 2024. Photographs and videos dated 2022.
All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.