

Wells Street, Fitzrovia **WTT**



Wells Street, Marylebone **WIT**

Situated on the seventh floor of a well-presented development in the heart of Fitzrovia, this lovely apartment boasts bright, neutral interiors and high-quality fixtures. This well-proportioned home comprises two bedrooms, one with en suite and built-in wardrobe, a second bathroom, a bright and airy reception room and dining area and a separate, fully fitted kitchen. The balcony offers far-reaching views across central London. Further benefits include 24/7 portage and one underground parking space.

Wells Street is a well looked after street of Fitzrovia; ideally located for the lively bistros and cafes of the area and moments away from the West End theatres and galleries offering the finest entertainment.



Guide price: £1,300,000

Tenure: Leasehold: approximately 973 years remaining

Service charge: Approximately £7,000 per annum, reviewed every year, next review due 2024

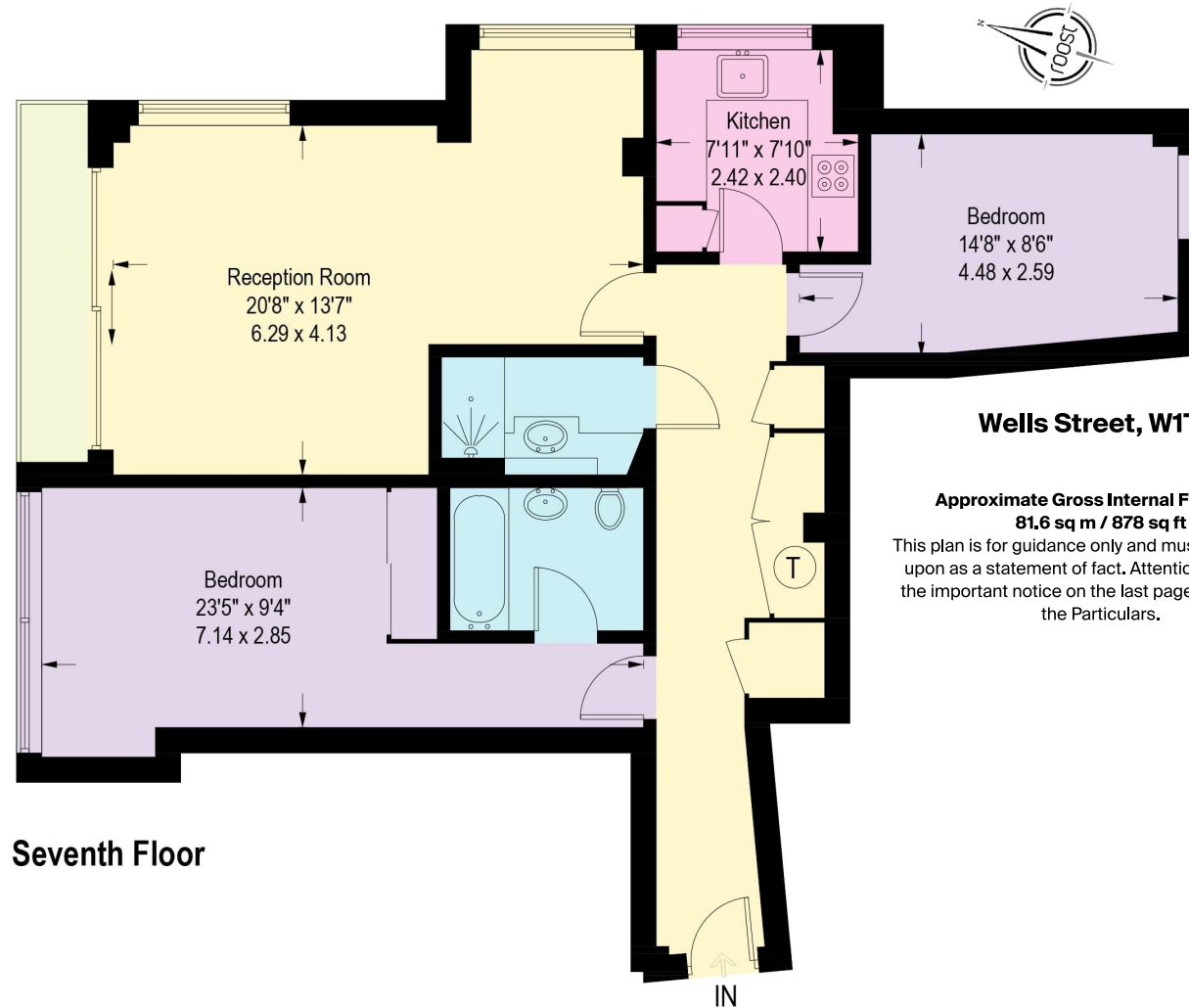
Ground rent: £100 per annum. we have been unable to confirm the review period.

Local authority: City of Westminster

Council tax band: G







I would be delighted to tell you more

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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 April 2022. Photographs and videos dated April 2022.

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