



RUSSELL SIMPSON

Sophisticated two-bedroom
flat in a beautiful red brick
mansion block

YORK HOUSE
FITZROVIA W1T

York House Fitzrovia W1T

£1,475,000

BEDROOMS 2	INTERNAL 963 SQ FT 89 SQ M	SERVICE CHARGE £10,000 pa	COUNCIL Westminster
RECEPTION ROOMS 1		EPC C	COUNCIL TAX Band G
BATHROOMS 2	—	TENURE Share of Freehold	LENGTH OF LEASE 969 years





The Property



Attractive flat with stylish interiors moments away from the restaurants and shops of Fitzrovia and Soho.

Stepping into the apartment on the third floor, the front hall flows through to a generous double reception room. As well as space for separate dining and seating areas, this attractive room features a working fireplace. Furthermore, high ceilings, wooden floors and a south-facing bay window add to the sense of brightness and space. A kitchen with fitted wooden units and a window seat completes the layout.

The flat is decorated in a tasteful fashion with light-filled rooms presented in good condition.



The Bedrooms

The flat also features a pair of bedrooms. The principal bedroom has an ensuite bathroom with a bath, while the second bedroom has a bathroom opposite. Both rooms feature inbuilt wardrobe space.



Russell Simpson



York House





The Neighbourhood

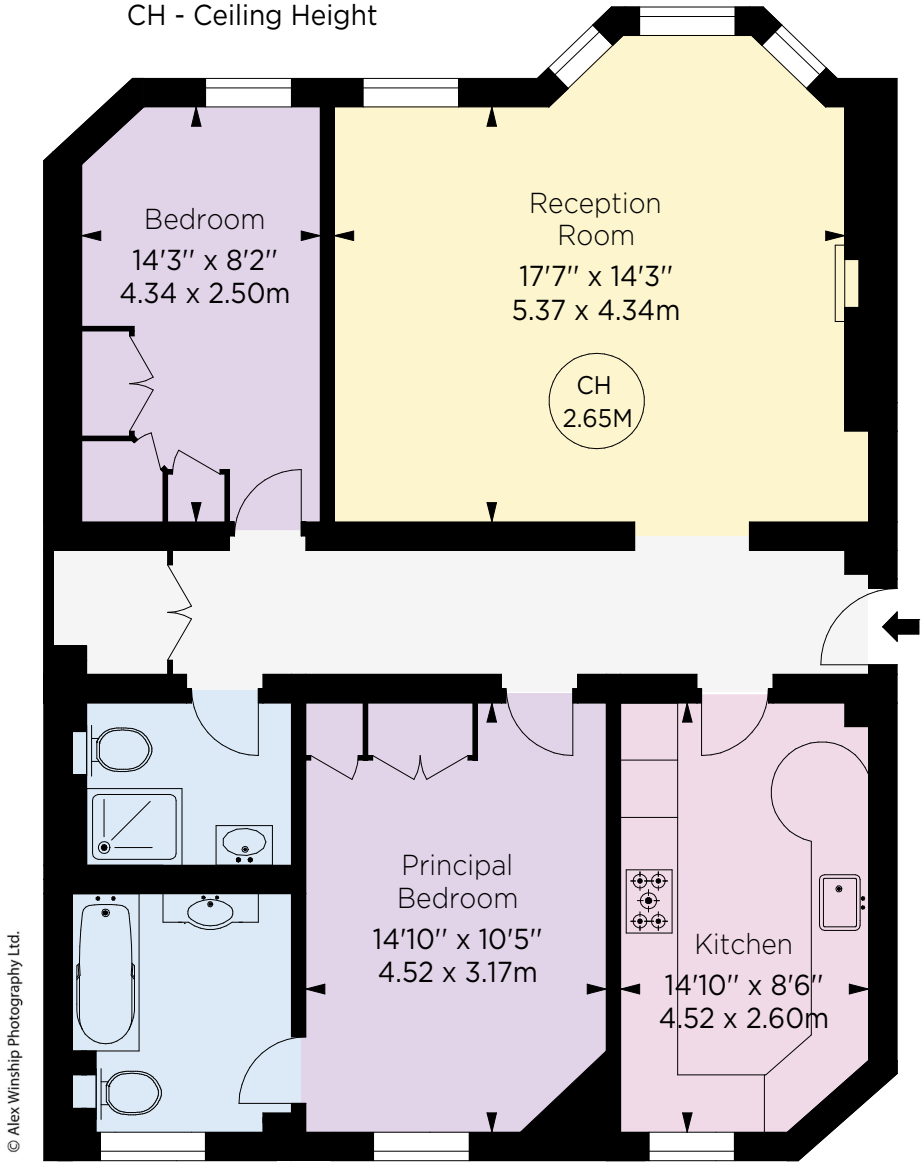
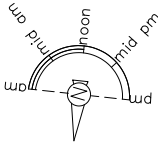
The property is part of a wonderful red brick mansion block called York House. Once used as accommodation for nurses working at the former Middlesex Hospital, the building was redeveloped into flats by Berkeley Homes. It includes both lifts and porter.

Berners Street is a prestigious address in the heart of Fitzrovia. From here, the many restaurants and bars of Soho are close, while the theatres of the West End are also nearby. Oxford Circus underground station is easily reached, while the open spaces of Regent's Park are within walking distance.

APPROXIMATE INTERNAL AREA

963 SQ FT / 89 SQ M

Key :
CH - Ceiling Height



THIRD FLOOR

RUSSELL SIMPSON

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