



HUDSONS

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MORTIMER STREET, W1T OIEO £1,000,000



A spacious 2 bedroom 2 bathroom apartment with balcony set within this modern development opposite the landmark Pearson Square development in Fitzrovia. Providing easy access to the West End, the City and local Universities including UCL and LSE. The accommodation comprises a good size living room with separate kitchen, master bedroom with en suite shower room, 2nd double bedroom and bathroom. Sold with a long lease of 977 years. Local transport links include Goodge Street underground, Tottenham Court Road and Oxford Circus.

- 2 Bedrooms & 2 Bathrooms
- Private Balcony
- 1st Floor with Lift
- 999 Year Lease From 1997
- Close to Charlotte Street
- Easy Access to UCL, SOAS, LSE & UCLH

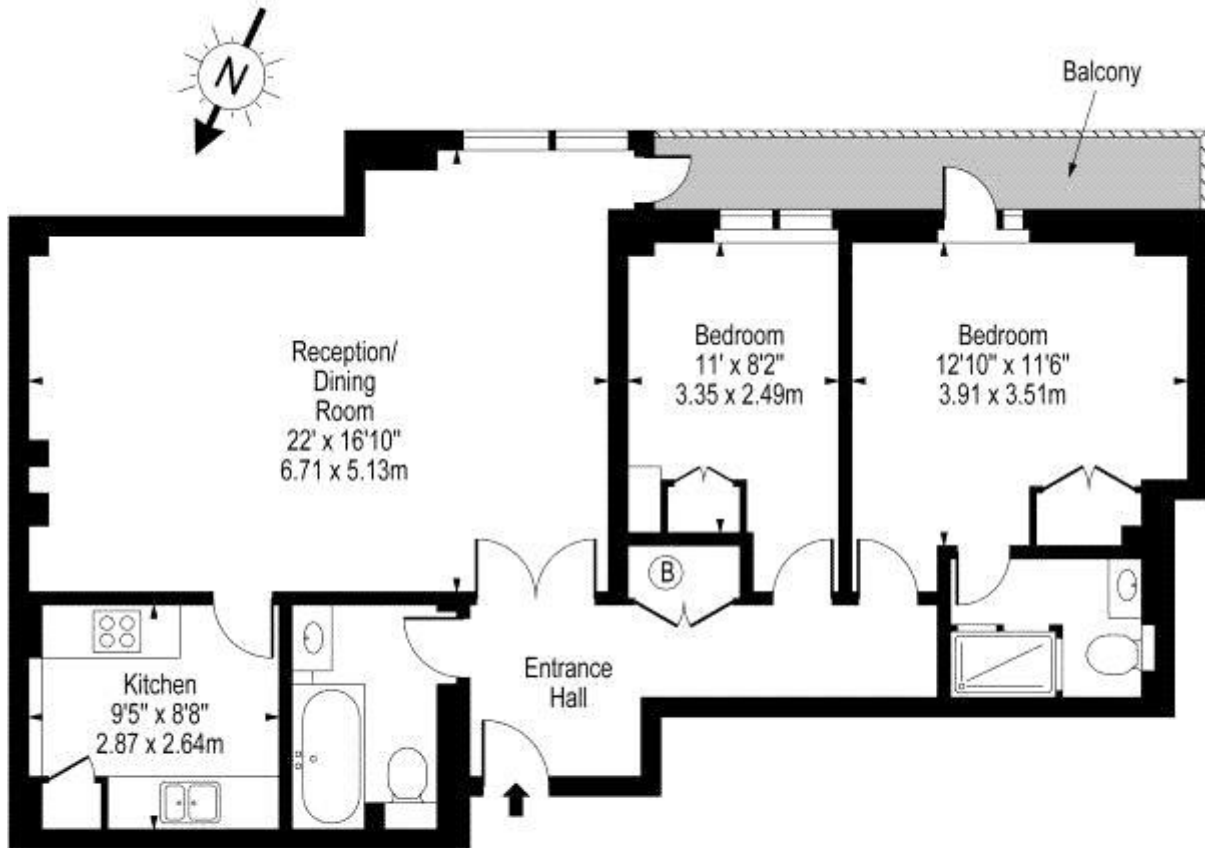


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MORTIMER STREET, W1T

Mortimer Street, W1T 3JE



First Floor

Approx Gross Internal Area 883 Sq Ft - 82.03 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 003165

All viewings by appointment through our **Charlotte Street office:**

T 020 7323 2277

E info@hudsonsproperty.com

24 Charlotte Street
London
W1T 2ND

hudsonsproperty.com

Hudsons Property give notice to anyone reading these particulars that: these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

Full Energy Performance Certificate available on request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	80	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	