



HUDSONS

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## GOODGE STREET, WIT

£400,000



A bright and well-presented top floor studio apartment situated in the heart of Fitzrovia and only a very short walk away from Goodge Street underground station, Charlotte Street and the various shops, bars and restaurants of Tottenham Court Road and the surrounding areas. The apartment would be an ideal first-time purchase or pied à terre.

- Central West End Location
- Bright Outlook & No Onward Chain
- Ideal First-Time Purchase
- Universities Nearby
- Close to Local Shops, Bars & Restaurants
- 125 Year Lease from 1985

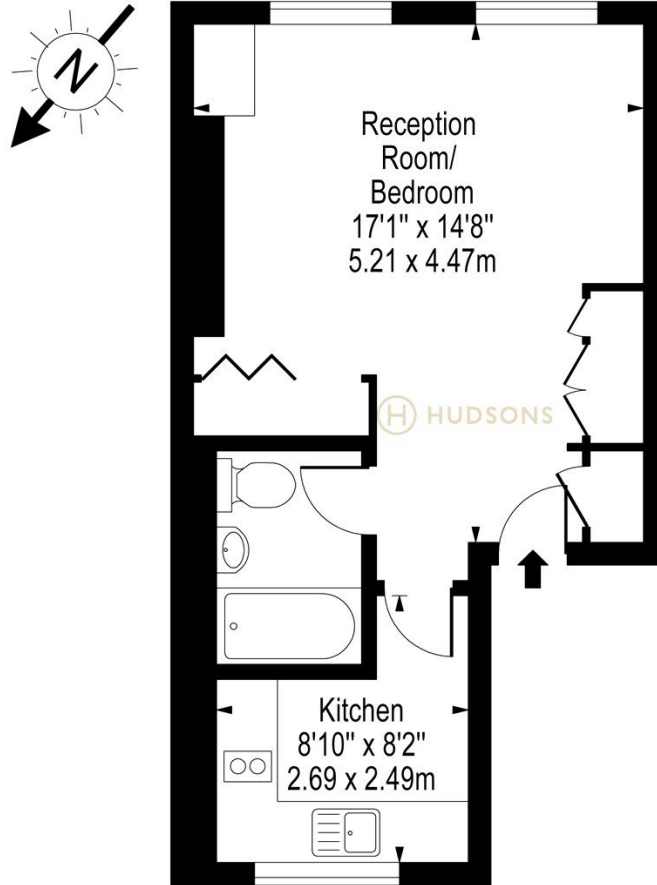


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## Goodge Street, Fitzrovia, W1T 2QH



Third Floor

Approx Gross Internal Area **335 Sq Ft - 31.12 Sq M**

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 012972AN

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

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Full Energy Performance Certificate available on request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>62</b>	<b>67</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	