

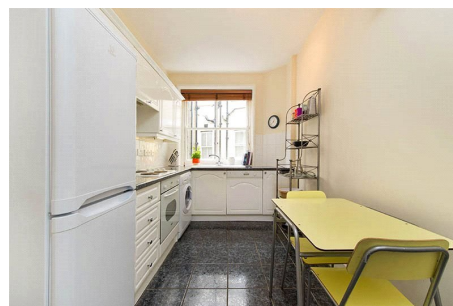


HUDSONS

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LANCASTER COURT, WIT

£750,000



One-bedroom apartment located in the heart of Fitzrovia with a charming aspect over to Charlotte Street. The property benefits from a residents' roof terrace and a share of the freehold. Comprising an east-facing living room with 3 large windows, a separate kitchen with space to eat-in, a double bedroom and a bathroom. Lancaster Court has lift access and an intercom system. Located with easy access to the restaurants, theatres and shopping of the West End, City and local world-renowned universities including UCL, UCLH, SOAS and LSE. Transport links include Tottenham Court Road (Central, Northern & the Elizabeth line, which will eventually run a 30-minute service to Heathrow), King's Cross St. Pancras and Euston.

- One-Bedroom Flat
- Heart of Fitzrovia
- Residents' Roof Terrace
- Separate Kitchen
- Share of Freehold (999 Year Lease from 1997)
- Great Transport Links

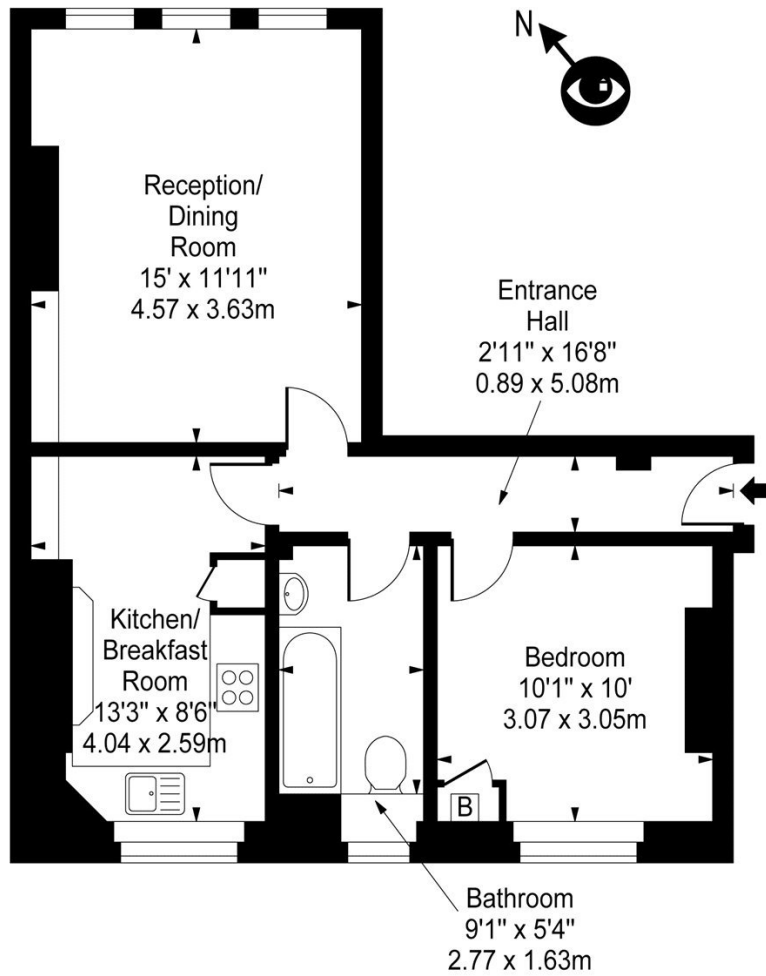


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LANCASTER COURT, WIT

Lancaster Court, Newman Street, W1T 1QH



Third Floor

Approx Gross Internal Area **510 Sq Ft - 47.38 Sq M**

For Illustration Purposes Only - Not To Scale

Floor Plan by www.bpmmediagroup.com

Ref: No. E53983

All viewings by appointment through our
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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	73	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	