



HUDSONS

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## CHARLOTTE MEWS, W1T

£1,500,000



An unmodernised 4 story freehold mews house set within a mews in the heart of Fitzrovia. Only a short walk from Charlotte Street with its varied selection of restaurants, eateries and bars.

Tottenham Court Road underground station (Elizabeth line) is also within easy access of the property.

This freehold building offers you the potential to bespoke to your own specification and taste in one of London's most fashionable and historic districts.

- 4 Story Townhouse
- Unmodernised with great potential
- Freehold
- Quiet Fitzrovia Mews
- 1574 sqft
- Easy access to Tottenham Court Road Station (Elizabeth Line)

# CHARLOTTE MEWS, W1T

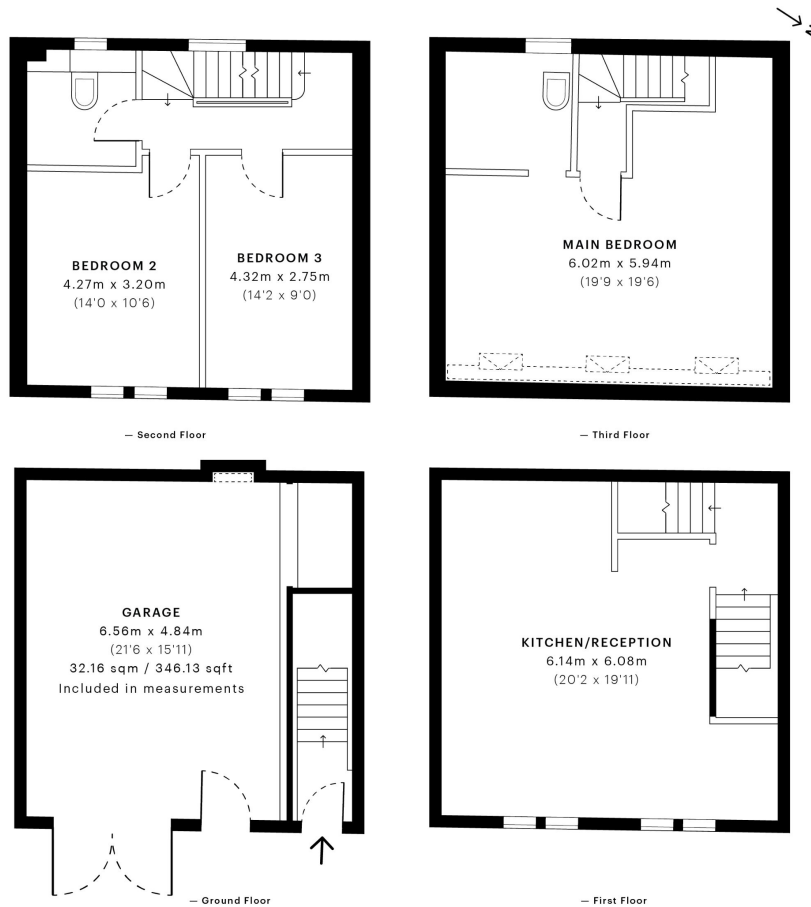


## Charlotte Mews, W1T

CAPTURE DATE 13/07/2022 LASER SCAN POINTS 72,016,431

GROSS INTERNAL AREA

146.23 sqm / 1574.01 sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
146.23 sqm / 1574.01 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
106.15 sqm / 1142.59 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.8 m  
1.82 sqm / 19.59 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 139.82 sqm / 1505.01 sqft  
IPMS 3C RESIDENTIAL 139.38 sqm / 1500.27 sqft

spec id: 62cc3996eect1360dd94b762d

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

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Full Energy Performance Certificate available on request.