



This image has been virtually staged

### Highwood House, Fitzrovia, London, W1W For Sale

1 Bedroom | 1 Reception | 1 Bathroom | Leasehold

# £550,000

Chain Free  
991 years on Leasehold  
Heart of Fitzrovia  
Walking distance to Regents Park / Marylebone / Bond Street  
Oxford Circus nearby  
Period Building  
Video available  
Great BTL or First Home  
Chain Free

Fantastic apartment in the heart of Fitzrovia.

Set in a wonderful building it is safe and secure and is very nicely equipped throughout. Large double bed in the bedroom with ample storage. There is a nice walk in shower. The lounge is a good size with plenty of entertaining and relaxing space.

Located by The University of Westminster. Easy access to Goodge St, Great Portland St and Oxford Circus Tube. Short walk to Regents Park, British Museum, Waitrose.

Fitzrovia is a very cool place to live, with lots of independent shops / restaurants bars. Its within close proximity to Marylebone/ Oxford Circus and Bond Street so if you like shopping, you are well catered for!

It is a great place to live and have a base in London.. We have also been renting out for years so and is a really good Buy To Let investment also. The internal and external decorations were completed in 2023, which will really benefit the new buyer.

Call us today on 0208 222 9958 or email [sale@willmotts.com](mailto:sale@willmotts.com)

Great investment  
Chain Free

999 years leasehold starting from the middle of 2014

Ground Rent: £250 per annum

Service Charge £1456 per annum

Building Insurance: £1100 per annum

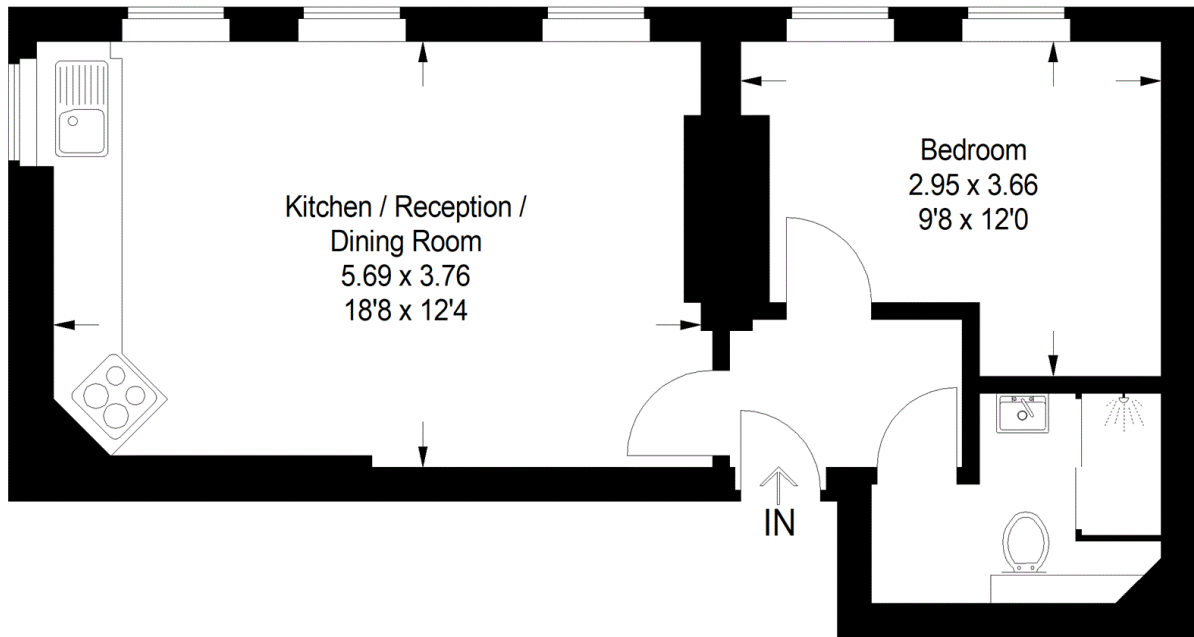
#### Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars (Information) may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
- 2 Any photographs (and artists impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
- 3 Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee.
4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.
5. We have not carried out a survey nor tested services, appliances or specific fittings. For fixtures and fittings please refer to vendors fixtures and fittings forms



## Highwood House, W1W

Approximate Gross Internal Area = 39.5 sq m / 425 sq ft



### Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

## Map



### Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
2. Any photographs (and artist's impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee.
4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.