



Viewings by appointment  
0207 483 2611

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properties

184 Great Titchfield Street, W1W 5BE

£4,600 \*fees apply



Located in the vibrant heart of Fitzrovia W1, this excellent four double-bedroom, two-bathroom duplex sits over the 4th and 5th floors of the secure, lift-accessible block, Holcroft Court. The property includes a generous separate lounge and a spacious, fully fitted kitchen.

Enjoy seamless indoor-outdoor living with a west-facing balcony off the reception room, perfect for evening relaxation, plus direct access to a large, landscaped communal garden. Heating and hot water are included in the rent for effortless comfort.

This is a superb home for students or professionals seeking space, convenience and community. With UCL, LSE, University of Westminster and SOAS all within easy walking distance, it offers an unparalleled blend of comfort and connectivity in central London.

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 187 0974). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 097780197. We charge no administration fees to tenants.

Tax Band: E  
EPC Rating: C



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- Four double bedroom apartment
- Close to Great Portland Street Tube

- Two bathrooms

4

1

2

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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7-8 Regency Parade

London, NW3 5EG



\*All Fees stated are inclusive of VAT (calculated at 20%)  
Referencing Fee: £29.50 per applicant  
Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).  
Administration fees: £107 per property

**Important Notice**  
In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.

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