



EBI



ERNEST-BROOKS

**Ridgmount Gardens, Fitzrovia, WC1E 7AZ**

Price:  
£ 1,995,000





# Ridgmount Gardens, Fitzrovia, WC1E 7AZ

Price: £ 1,995,000 4 bedroom house



Ridgmount Gardens, WC1E

CAPTURE DATE 25/03/2021 LASER SCAN POINTS 2,925,420

GROSS INTERNAL AREA

135.70 sqm / 1460.66 sqft

[View Property](#)

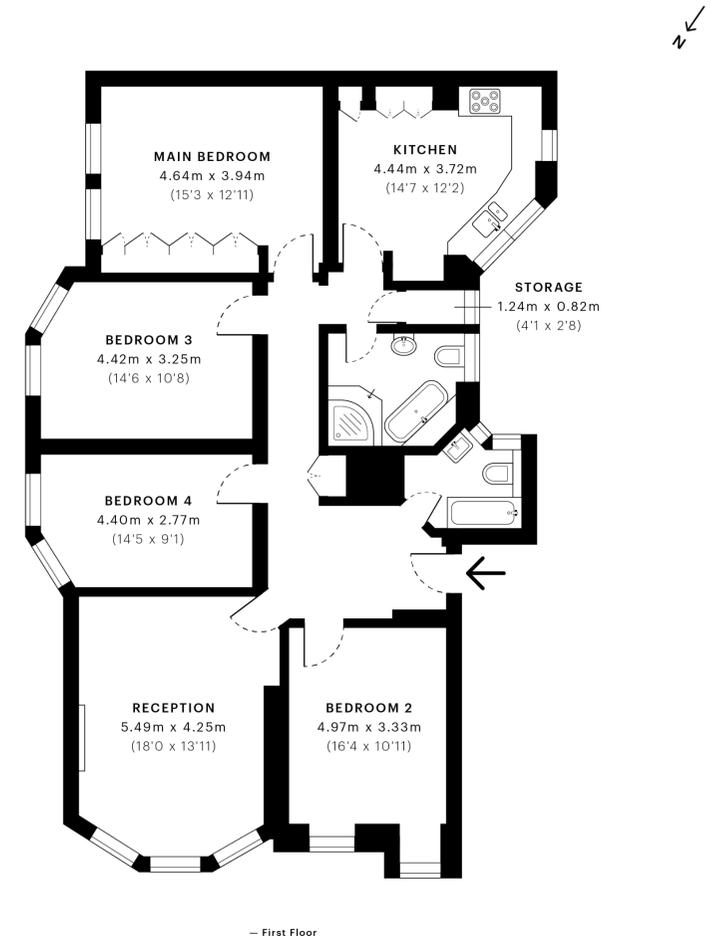
## OVERVIEW

A marvellously presented four bedroom apartment situated within this exclusive portered mansion block.

The apartment offers high ceilings throughout and consists of a spacious reception room with bay windows, a modern kitchen, two bathrooms, and four double bedrooms. This corner unit is oriented with dual aspects and leafy garden views. The apartment further benefits from a resident porter and communal residents' garden.

## KEY FEATURES

- Distinguished property
- Exclusive portered apartments
- Four double bedrooms
- Communal gardens
- Expansive transport links
- Tenure; Leasehold 133 years
- No onward chain
- Modernised throughout
- AVAILABLE TO VIEW AT YOUR CONVENIENCE



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
135.70 sqm / 1460.66 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
121.46 sqm / 1307.38 sqft

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

RESTRICTED HEAD HEIGHT  
Unlimited use area under 1.5 m  
0.00 sqm / 0.00 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 135.70 sqm / 1460.66 sqft  
IPMS 3C RESIDENTIAL 121.75 sqm / 1310.51 sqft

sPEC ID: 605387dba412d80dd219bf5e

Energy Performance Certificates

