



RUSSELL SIMPSON

Characterful two-bedroom loft near
Oxford Circus in the heart of
Fitzrovia

PRINT WORKS HOUSE
FITZROVIA W1W

Print Works House

£1,650 _{P/W}

BEDROOMS 2	INTERNAL 670 _{SQ FT} 62 _{SQM}	OUTDOOR —	FURNISHED STATUS Furnished
BATHROOMS 1		EPC C	COUNCIL TAX Westminster City, F

The Property

A first-floor apartment presented in a distinctive industrial style within this well-known conversion.

Entering the flat on the first floor, an open-plan reception room and kitchen forms the heart of the home. Exposed brick walls run throughout this level, lending a warm, textured backdrop to the space, while wooden flooring adds further character. Large black-framed windows fill the room with natural light and frame views of the surrounding brick facades typical of this part of Fitzrovia.

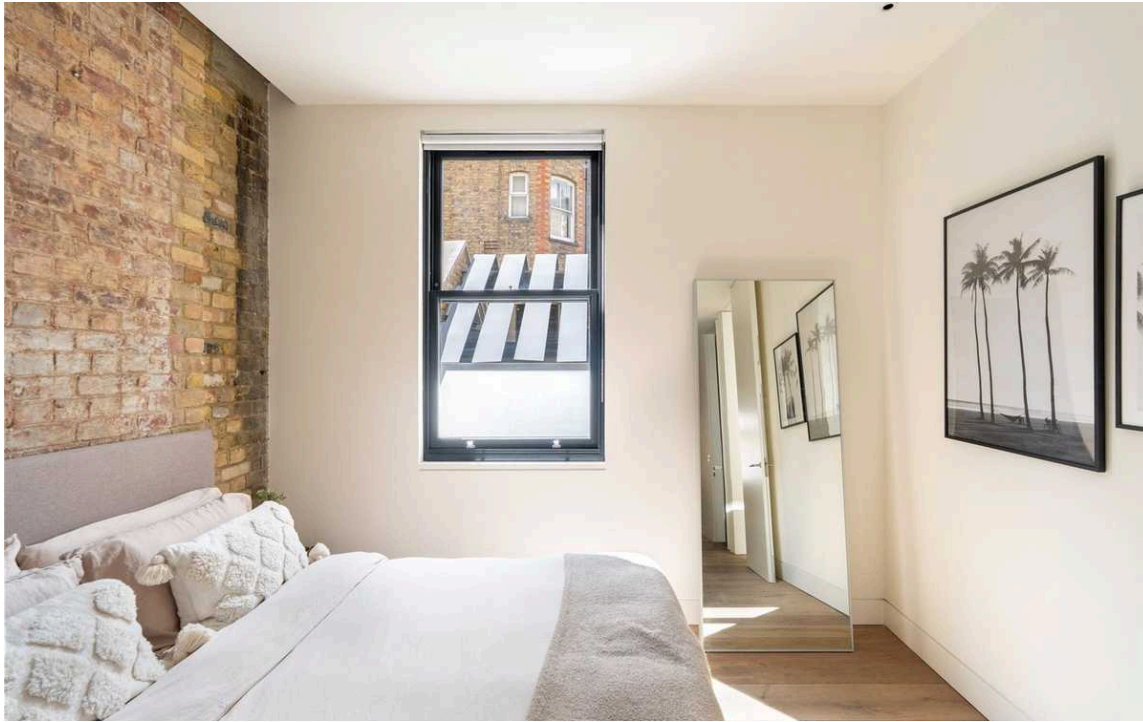




The Kitchen

The kitchen, set to one side of the room, is fitted with grey cabinetry and a white subway tile splashback, with an integrated oven completing the contemporary look.

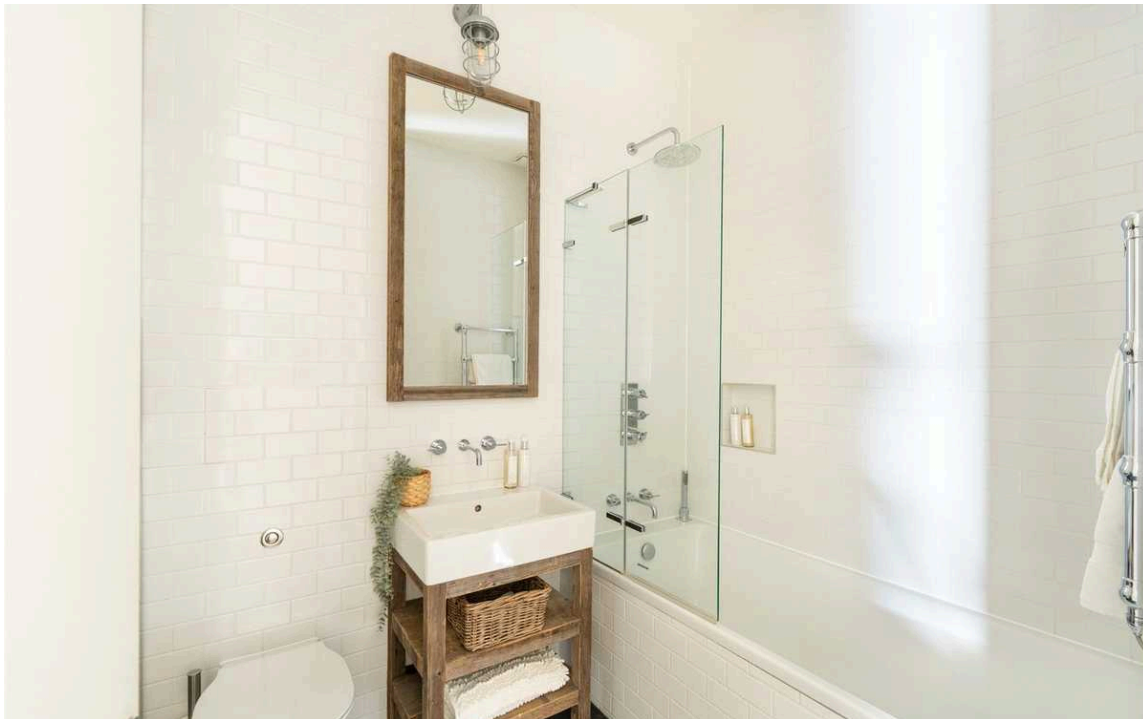
Exposed brick and wood panelling are used consistently throughout the apartment, complemented by black-framed industrial-style windows and wooden flooring, giving the home a distinctive loft character.



The Bedrooms

Beyond the reception room, the principal bedroom continues the industrial theme, with a further exposed brick wall bringing texture and warmth. Bedroom two offers a similarly considered feel, with wood panelling adding a natural touch to the space.

The family bathroom, positioned between the two bedrooms and accessed from the hallway, is fitted with a wall-mounted sink and WC, wood-panelled walls, subway tiling, and a wood-framed mirror, with an industrial-style cage light fixture overhead.





The Neighbourhood

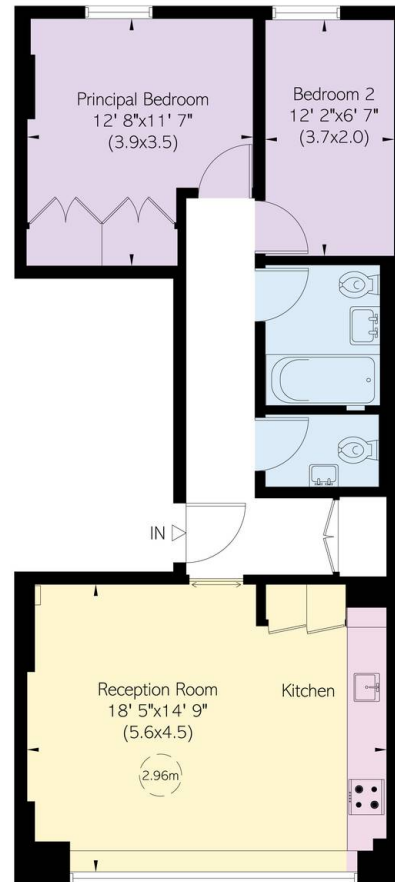
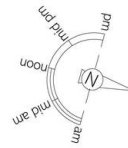
Great Titchfield Street is a well-regarded address in Fitzrovia, moments away from Oxford Circus and Great Portland Street stations. The area offers easy access to the shops and restaurants of Oxford Street and Great Titchfield Street itself, along with the open spaces of Regent's Park within easy reach. Fitzrovia's mix of independent boutiques, cafes, and eateries makes this a sought-after part of central London.

Print Works House,
Great Titchfield Street, W1

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Approximate Internal Area
670 sq ft / 62 sq m

This plan is for layout guidance only. Not drawn to scale or fixed
stated. Windows and door openings are approximate. Whilst
every care is taken in the preparation of this plan, please check
all dimensions, shapes, and component bearings before making
any decisions reliant upon them.



First Floor

**RUSSELL
SIMPSON**

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