



# 1 SCALA STREET

London W1T

PERIOD FREEHOLD PROPERTY  
IN PRIME FITZROVIA

SUITABLE FOR OWNER OCCUPATION & INVESTMENT  
**FOR SALE**

RIB

ROBERT IRVING BURNS



## EXECUTIVE SUMMARY

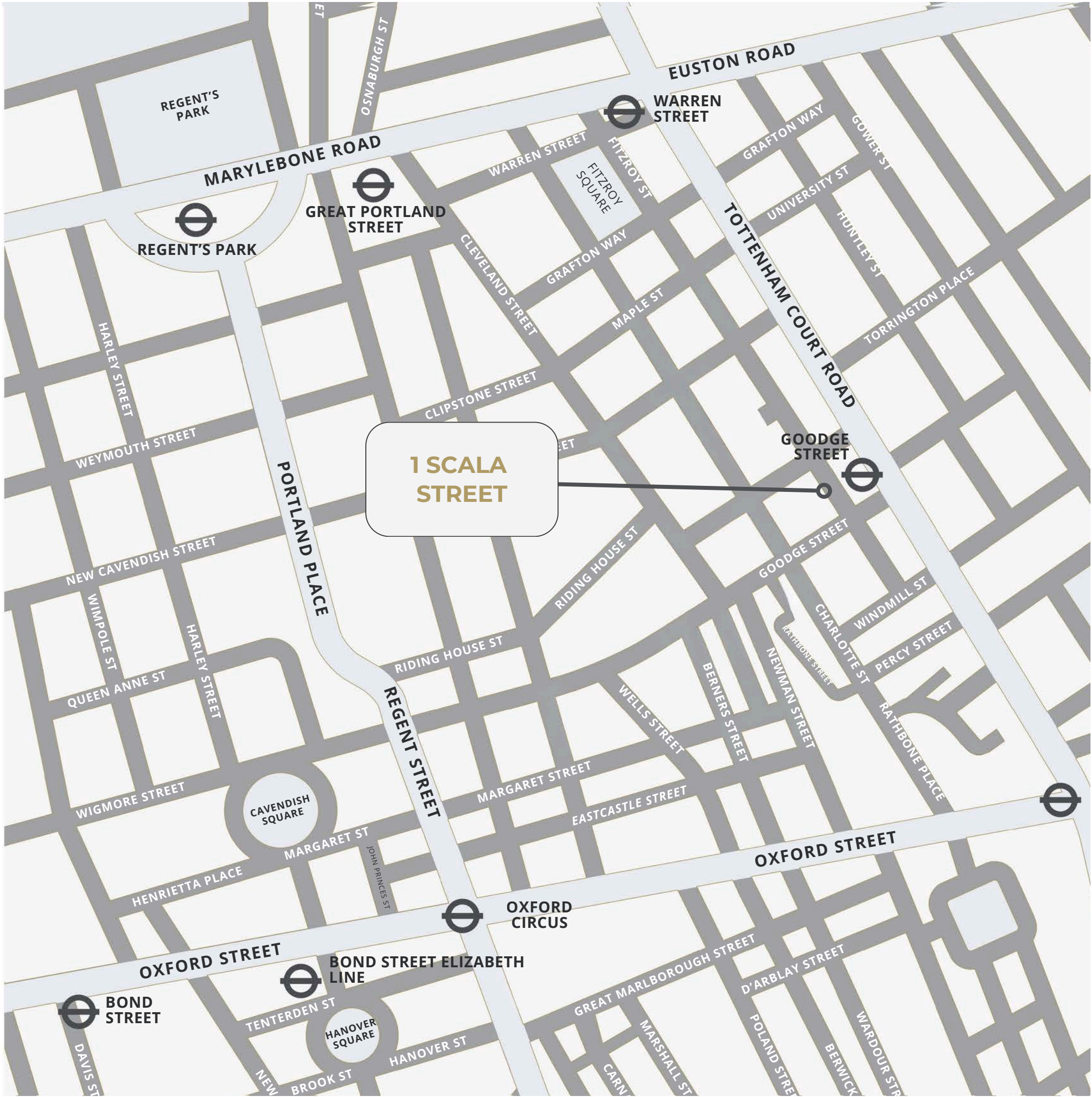
- 1 Scala Street is strategically positioned in the heart of Fitzrovia.
- The property is an attractive Grade II listed period building, located within the Charlotte Street Conservation Area, arranged over lower ground, ground, and three upper floors.
- The Freehold interest is offered with full vacant possession.
- The Net Internal Area of the property is 1491 sqft /137 sqm and the Gross Internal Area is 2120 sqft /197sqm.
- Offers are invited for the property in excess of £950,000 (Nine Hundred & Fifty Thousand Pounds) for the benefit of the freehold interest.





FITZROVIA

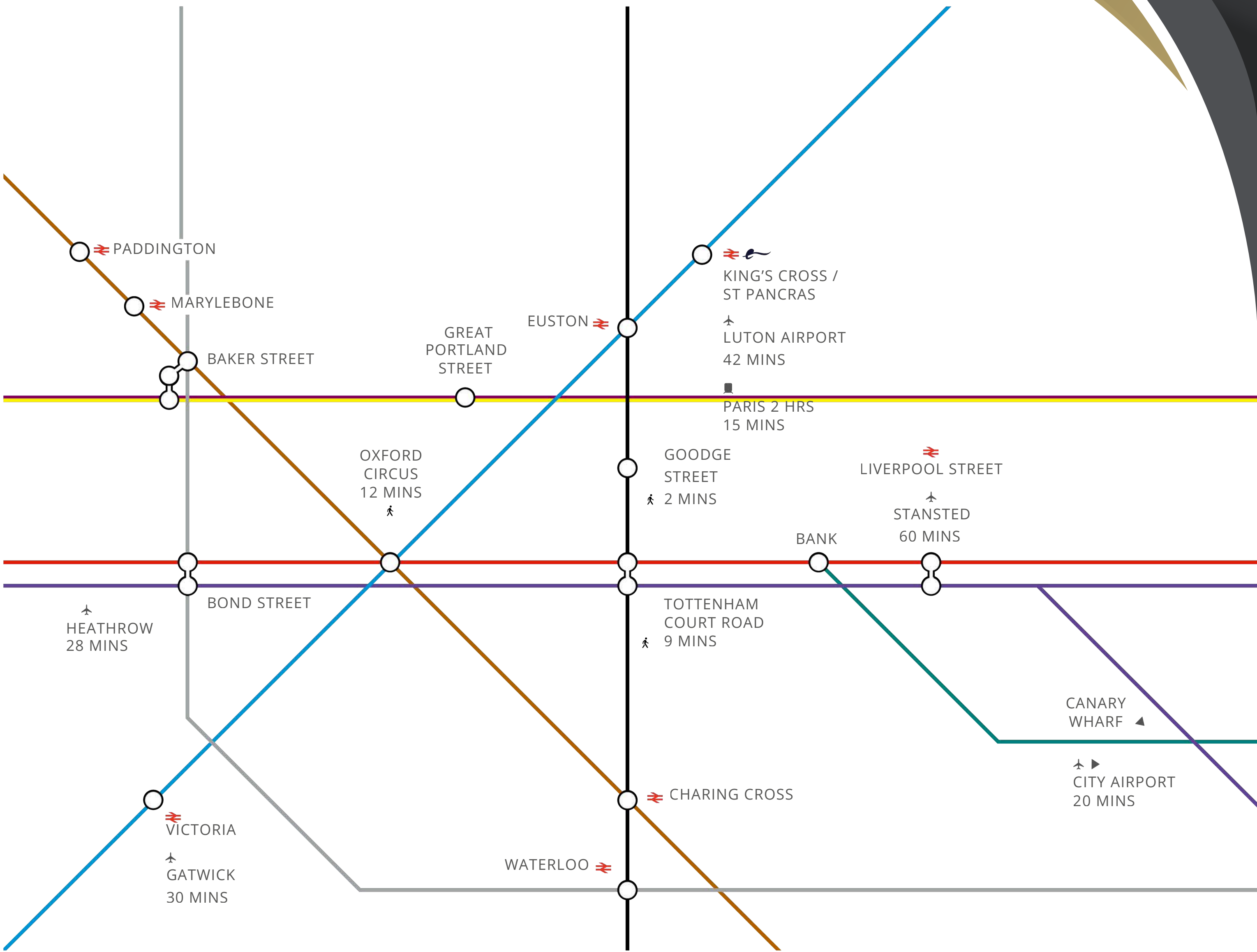
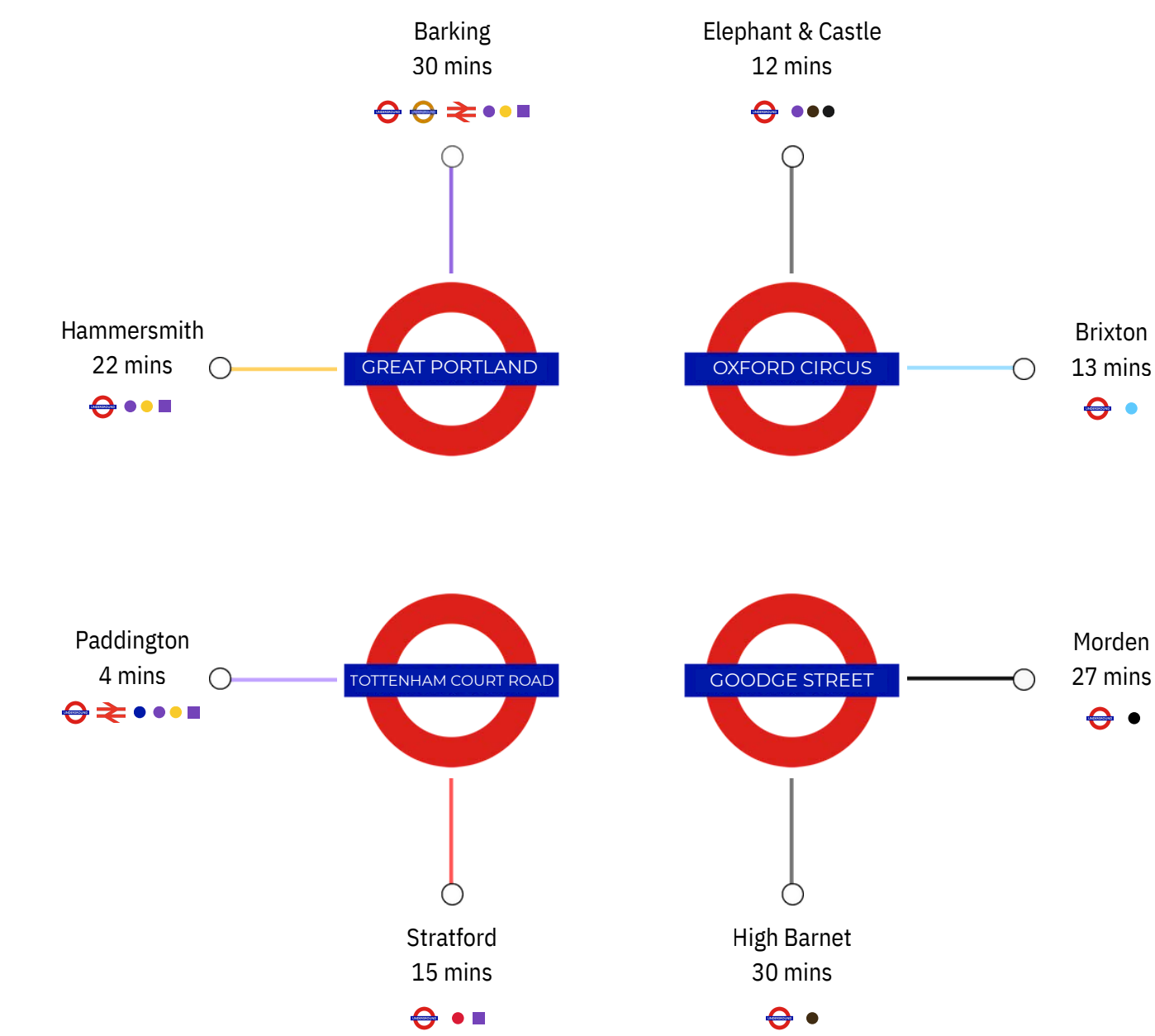
1 Scala Street is an attractive period freehold property in the heart of Fitzrovia, one of Central London’s most sought-after and characterful districts. The property benefits from excellent links and is surrounded by an eclectic mix of cultural, commercial, and lifestyle offerings. 1 Scala Street is positioned just a short walk from the renowned restaurants and cafés of Charlotte Street, the peaceful gardens of Fitzroy Square, and the retail energy of Oxford Street. It also lies within close proximity to neighbouring areas such as Marylebone, Soho, Covent Garden, and Bloomsbury.





CONNECTIVITY

1 Scala Street is positioned in one of Central London’s most well-connected locations. The property benefits from exceptional connectivity, providing swift access to a number of key destinations across the capital.





DESCRIPTION

The subject property comprises an attractive Grade II listed period building, located within the Charlotte Street Conservation Area, arranged over lower ground, ground, first, second and third floors.

ACCOMMODATION SCHEDULE

Floor	Floor Area (sqft) NIA	Floor Area (sqm) NIA	Floor Area (sqft) GIA	Floor Area (sqm) GIA
Lower Ground	319	29	630	59
Ground	305	28	418	39
First	324	30	360	33
Second	295	27	360	33
Third	248	23	352	33
Total	1491	137	2120	197

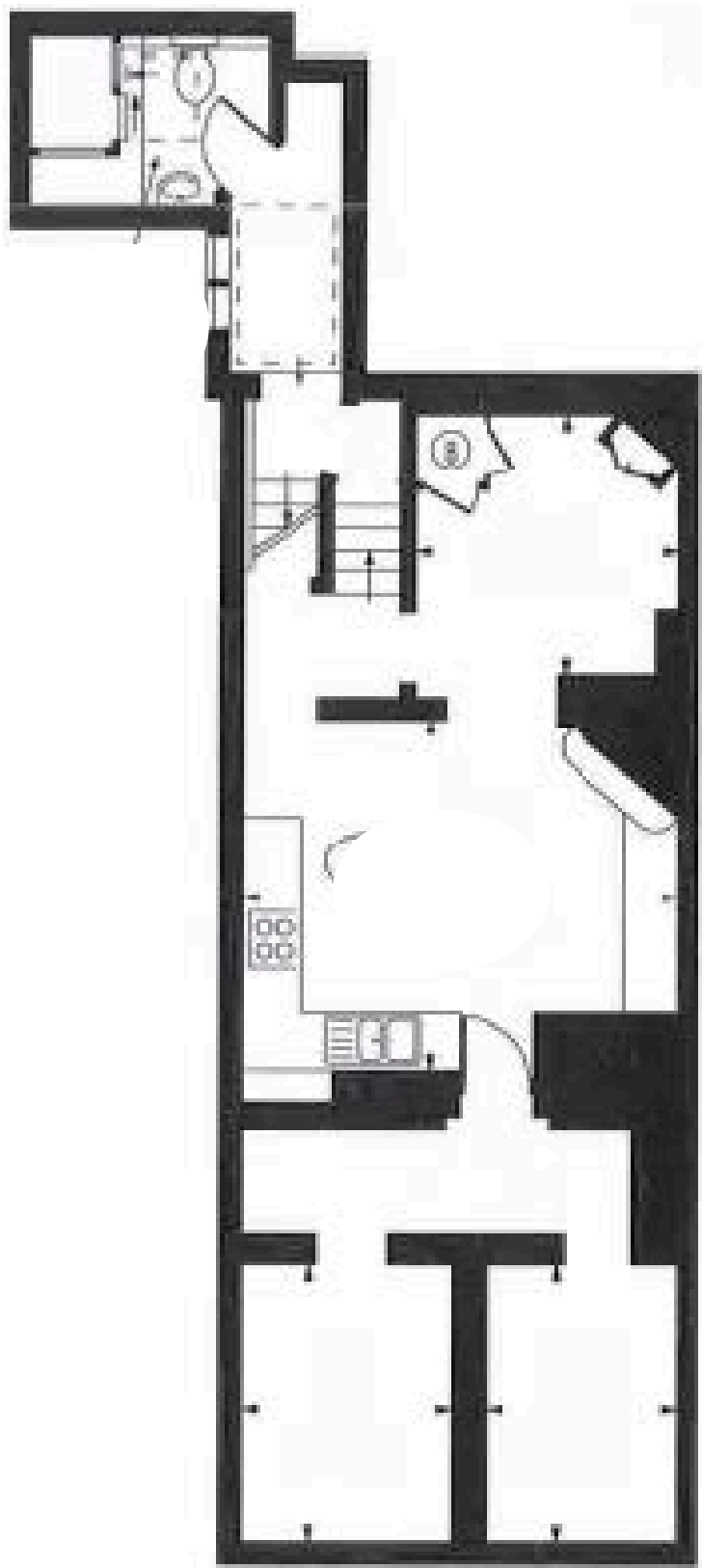
These floor areas are provided for indicative purposes only and are not to be relied upon.



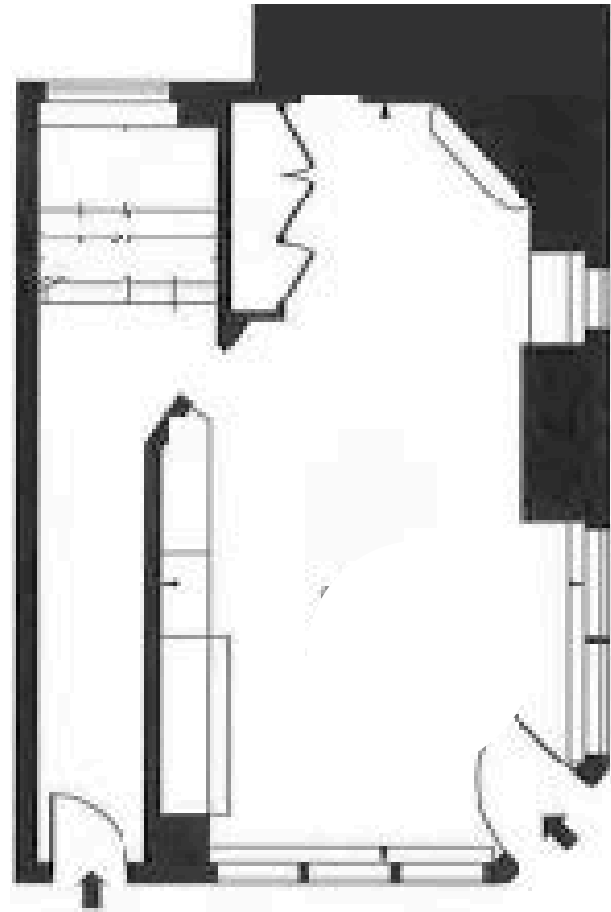


FLOOR PLANS

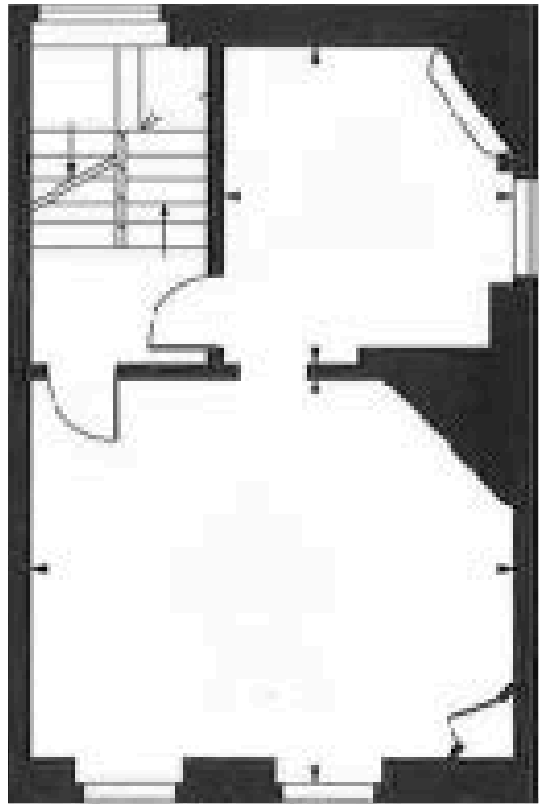
LOWER GROUND FLOOR



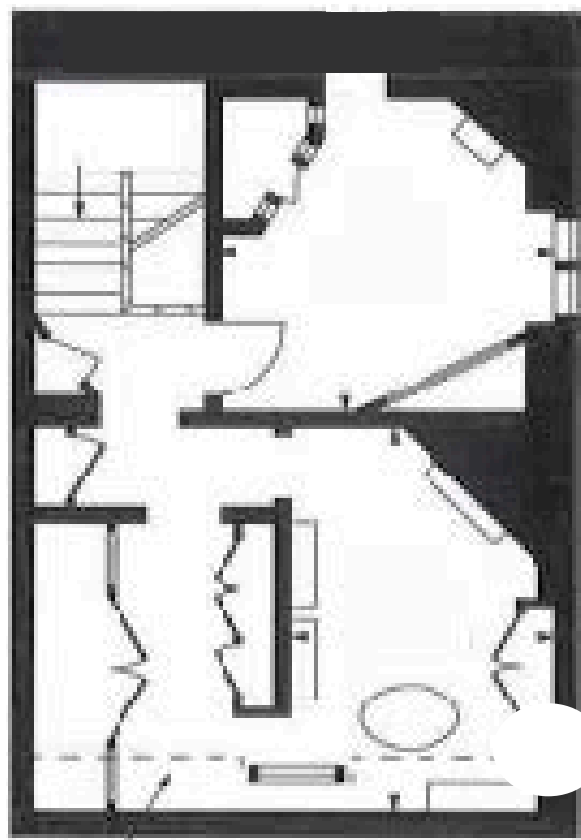
GROUND FLOOR



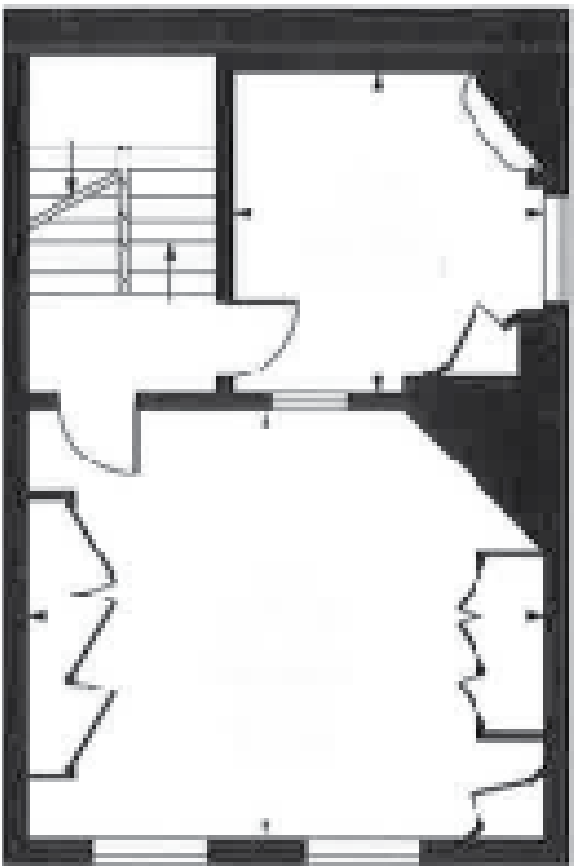
FIRST FLOOR



THIRD FLOOR



SECOND FLOOR



*These floor plans are for indicative purposes only and are not to be relied upon.*

## TENURE

The asset is held Freehold, under Title Number: 23966

## FURTHER DETAILS

Offers in excess of £950,000 (Nine Hundred & Fifty Thousand Pounds) are invited for the benefit of the Freehold interest (stc).

## VAT

TBC

## EPC

Available Upon Request

## ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

 [WWW.RIB.CO.UK](http://WWW.RIB.CO.UK) 

## FOR FURTHER INFORMATION CONTACT:

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