



THE OLD SCHOOL, PRINCETON STREET, LONDON, WC1R
£595,000 LEASEHOLD

A MODERN ONE BEDROOM DUPLEX WITH A MEZZANINE LEVEL IN GOOD ORDER, QUIETLY SET IN A VICTORIAN SCHOOL REDEVELOPMENT NEAR RED LION SQUARE.

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DESCRIPTION: The Old School is part of The Three Cups Yard development completed about 20 years ago. This flat, accessed from Princeton Street has been used as a family pied a terre since 2007. On the ground floor are the reception with partial double height, Kitchen, and a guest W.C. On the upper level is the bedroom, en suite shower room and mezzanine looking down onto the reception. The mezzanine has served the owners well as an office and occasional guest sleeping deck. The Old School is beautifully positioned between Bloomsbury and Holborn and so gives good access to the City, the West End, the Legal Quarter and the several world class universities nearby. The nearest Underground stations are Holborn, Russell Square and Chancery Lane.

Leasehold: 999 years from 2001 | Ground Rent: £150 p/a | Service Charge: £5,500 p/a | Council Tax: Camden Band G
Approx. £2,986.55 p/a 22/23



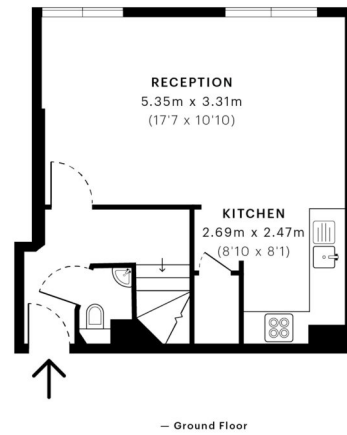
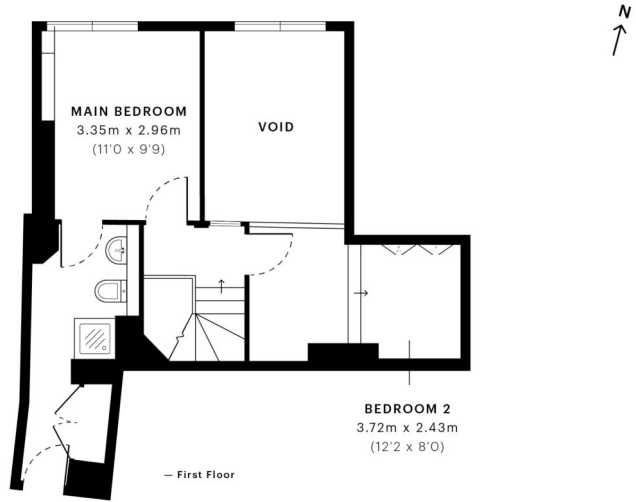
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GROSS INTERNAL AREA (GIA)
The footprint of the property.
61.96 sqm / 666.93 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes voids above/below ground level/height.
55.54 sqm / 597.83 sqft

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

RESTRICTED HEAD HEIGHT
Unlimited use areas under 1.5m.
0.00 sqm / 0.00 sqft

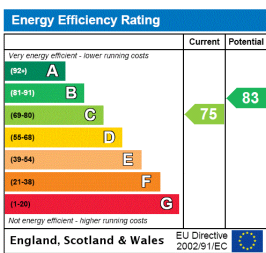


Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 50.16 sqm / 538.79 sqft
IPMS 3C RESIDENTIAL 56.80 sqm / 612.47 sqft

SPEC ID 563da46b84c29510dcb229843

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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