



PIED BULL COURT, LONDON, WC1A
£995,000 LEASEHOLD

A DELIGHTFUL TWO BEDROOM APARTMENT ON THE FIRST FLOOR OF ONE OF BLOOMSBURY'S MOST IMPRESSIVE MODERN DEVELOPMENTS. LEASEHOLD: 125 YEARS FROM 29 SEPTEMBER 1985. 87 YEARS REMAINING | SERVICE CHARGE: TBC | GROUND RENT: £200 | COUNCIL TAX BAND: G £3167 p/a Camden

West End | 020 7240 3322 | westend@winkworth.co.uk

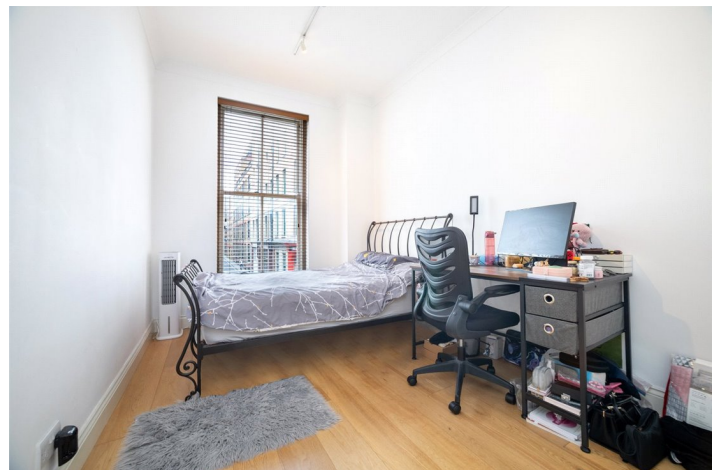
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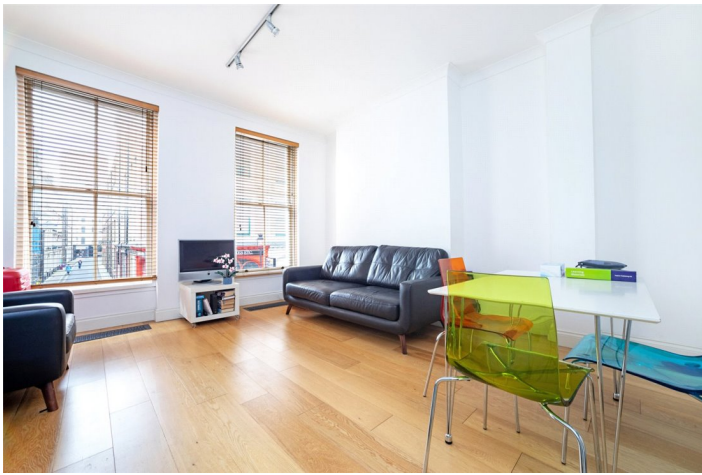


DESCRIPTION: The flat is in good order throughout and comprises of an entrance hall, a comfortable reception with modern fitted kitchen off, double bedroom with ensuite bathroom, second double bedroom and a shower room. Pied Bull Court is a semi-gated development found between Bloomsbury Square and Bury Place immediately south of The British Museum. The apartment has a comfortable feel with high ceilings and pleasant views onto Bury Place. The building and common parts are in excellent order and there is an on-site day porter. The location gives excellent access to The British Museum, Bloomsbury, Oxford Street, Covent Garden, The major London Universities, the Legal Quarter and the West End. The nearest Underground stations are Tottenham Court Road (Crossrail), Russell Square and Holborn.



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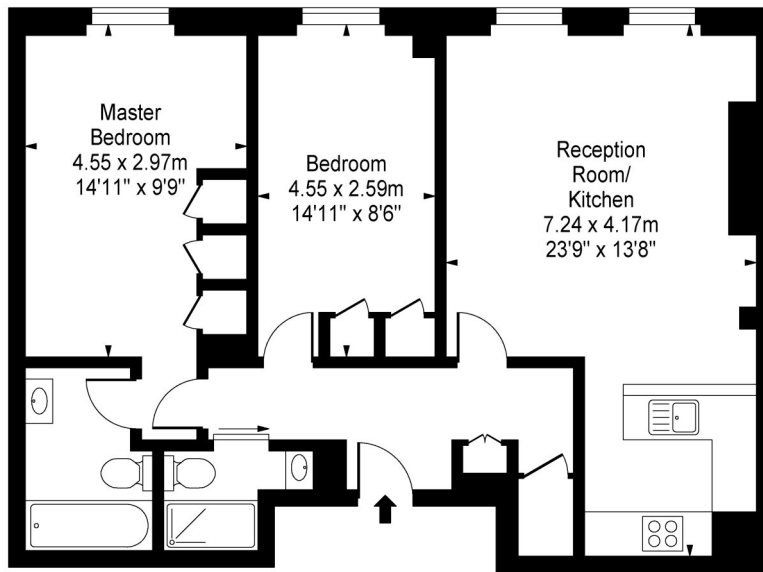
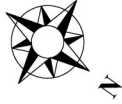
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Pied Bull Court, WC1



First Floor

Approx Gross Internal Area 731 Sq Ft - 67.98 Sq M

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	40	40
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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