



RIDGMOUNT GARDENS, LONDON, WC1E
£1,200,000 LEASEHOLD

A CHARMING TWO BEDROOM APARTMENT ON THE TOP FLOOR OF ONE OF BLOOMSBURY'S MOST IMPRESSIVE LATE VICTORIAN PORTERED MANSION BUILDINGS.

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DESCRIPTION:

The fifth floor flat comprises of an entrance hall, a comfortable double bedroom, second bedroom with ensuite wet-room, bathroom and a reception room with the large modern kitchen adjoining.

Ridgmount Gardens is a classic period Red-Brick. To many it is the epitome of civilised Bloomsbury living.

The apartment is a nice example of a flat in its class. It has a comfortable feel with high ceilings and pleasant views onto the Gardens. The building and common parts are in excellent order. The Porters Office is found on the Lower Ground Floor.

The location gives excellent access to Bloomsbury, Oxford Street, Covent Garden, The Universities, the Legal Quarter and the West End. The nearest Underground stations are Goodge Street, Tottenham Court Road (Crossrail), Russell Square and Euston Square

Leasehold: Dec 2153 and so 131 years remaining Service Charge: £5,400 p/a Ground Rent: £ 0



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= Fifth Floor

GROSS INTERNAL AREA (GIA)
The floorplan of this property
81.44 sqm / 876.61 sqft

NET INTERNAL AREA (NIA)
Excludes walls and structural features
75.49 sqm / 812.57 sqft

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

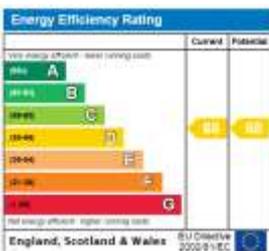
INTERNAL STRUCTURAL FEATURES
Internal non-load bearing walls etc.
0.00 sqm / 0.00 sqft



Open 'Verified' floor plans are produced in accordance with Royal Institution of Chartered Surveyors Property Measurement Standards. Floor and garden are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual rooms length and width are the maximum points of measurement captured in the scan.

FILE: 202208080194 - 02.52 sqm / 278.217 sqft
FILE: 202208080194 - 10.37 sqm / 1122.04 sqft
FILE: 202208080194 - 02.00 sqm / 215.267 sqft

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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