



HIGH HOLBORN, LONDON, WC1
£825,000 LEASEHOLD APPROX. 221 YEARS REMAINING

Winkworth



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The property is presented in good condition throughout and benefits from the convenience of a full-time porter, along with well-maintained communal areas. Accommodation comprises two generously sized double bedrooms and a spacious open-plan reception room and kitchen, creating a bright and sociable living space ideal for relaxing or entertaining.

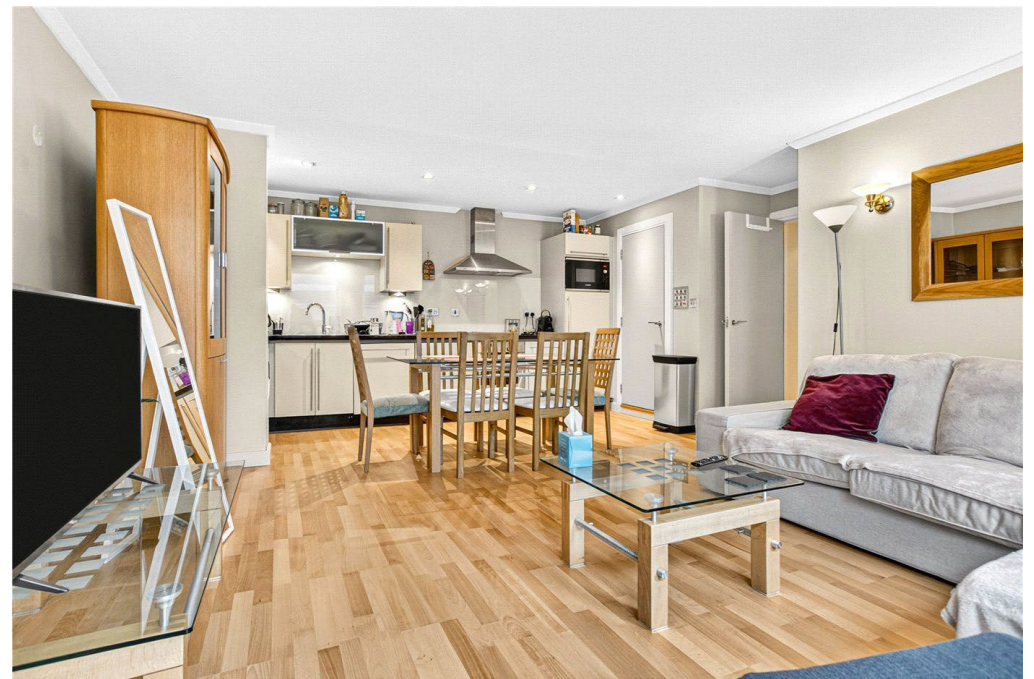
Combining a prime central London location with practical modern living, this apartment is ideally suited to professionals, couples, or sharers seeking easy access to the City, the West End, and the many restaurants, cafés, and amenities that Holborn and Clerkenwell have to offer.

Ground Rent approx. £250 per annum

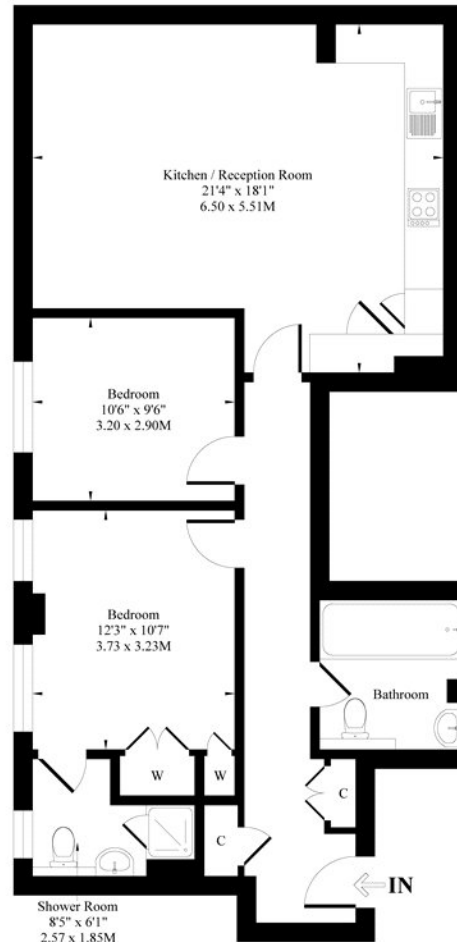
Service Charge approx. £5,000 per annum

Council Tax: Band G, Camden Council





High Holborn WC1



Floor Plan

Approx. Gross Internal Area 853 Sq. Ft / 79.25 Sq. M

Measured in according with RICS guidelines. Every attempt is made to ensure accuracy.
However all measurements are approximate.
The floor plan is illustrative purposes only and is not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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