

NEWTON STREET, WC2

£735,000 LEASEHOLD

Winkworth







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A two-bedroom, rear-facing, fourth-floor flat with a very large roof terrace and an underground parking space, set within this modern block built around 1998 by Barratt.

A bright and well-proportioned apartment with a private terrace, set within a secure and well-maintained block.

The property offers a spacious reception room with space for dining, leading out to a private terrace. There is a separate fitted kitchen, a principal double bedroom with built-in storage, a further room ideal as a study or guest bedroom, and a family bathroom. The flat benefits from good natural light throughout and wood flooring.

The building has a concierge service until 3pm on weekdays, a large communal garden and a long lease of over 900 years.

The block is very centrally located for Holborn and Bloomsbury, with Holborn Underground Station close by. LSE, UCL and King's College London are all within easy walking distance, and Covent Garden and Soho are just moments away.

The Elizabeth line runs from Tottenham Court Road, and the area is well served by excellent local shops and amenities.

Leasehold, approximately 972 years remaining
Service Charge: Approximately £8,500 per annum
Ground Rent: Approximately £250 per annum
Council Tax: Band G, approximately £3,167 p/a

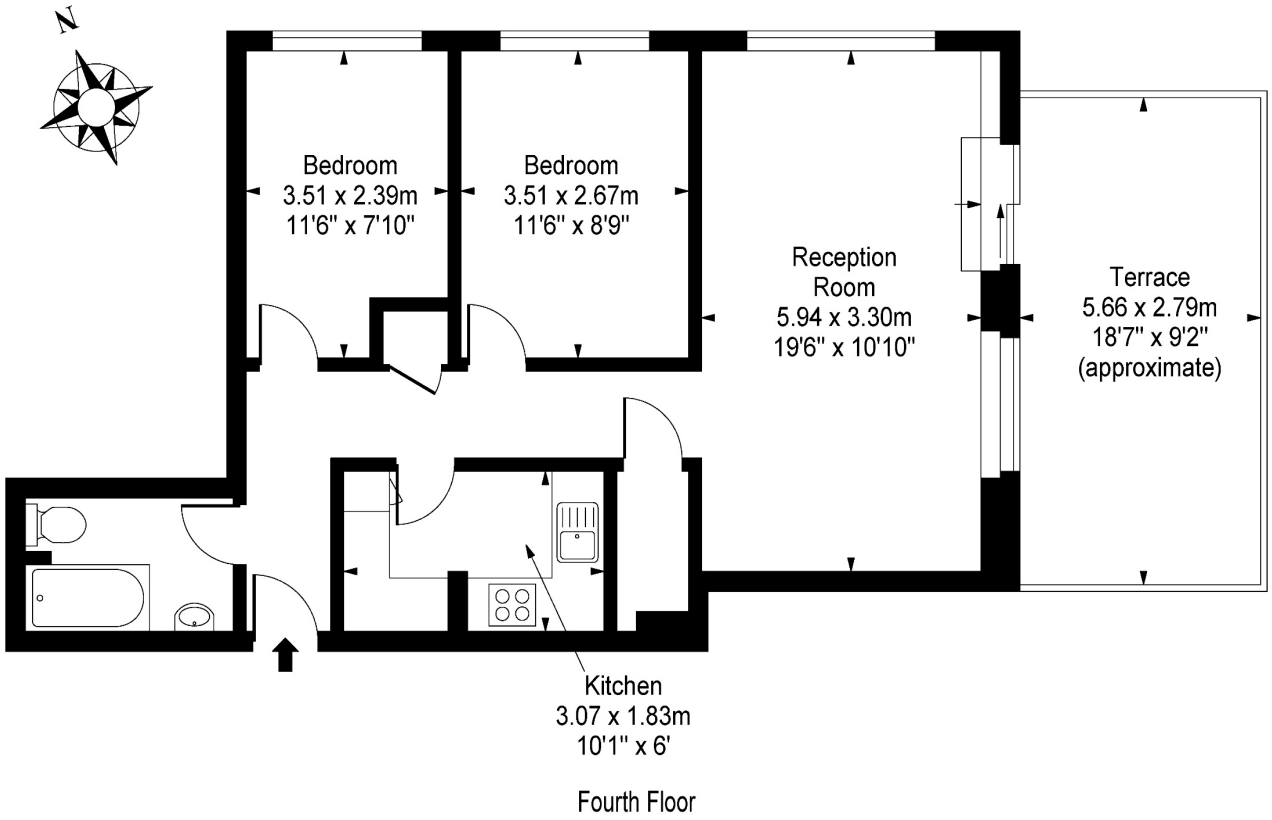








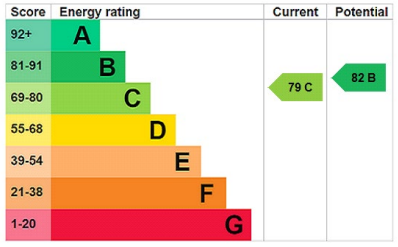
Newton Street, London, WC2



Fourth Floor

Approx Gross Internal Area 636 Sq Ft - 59.08 Sq M

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Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statem
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.



West End | 0207 240 3322 | westend@winkworth.co.uk

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