

SHAFTESBURY AVENUE, WC2

£1,350,000 LEASEHOLD & SHARE OF HEADLEASE

Winkworth







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One of two exceptional new-build apartments on the first floor of a handsome early Edwardian building towards the upper end of Shaftesbury Avenue.

Flat B is configured as a two-bedroom, two-bathroom home. The outlook, ceiling heights and overall feel combine to create an excellent example of a property of its class.

This apartment has been carefully designed and finished to a high standard, using quality workmanship and materials. Features include air conditioning and wooden flooring. It forms part of the existing Headlease, which also includes the eight other flats within the building.

The excellent location, at the northern tip of Covent Garden, provides easy access to Covent Garden, Soho, the British Museum, Oxford Street and the Legal Quarter, as well as the exciting and extensive range of retail, dining and entertainment options across London's West End. UCL, SOAS, King's College London, LSE and UCH are all within walking distance.

Exide House has been a landmark building since its days as the headquarters of the eponymous battery company. The common parts are exceptionally well maintained.

Connectivity could not be better. The nearest Underground station is Tottenham Court Road, providing access to the Elizabeth line and a direct connection to Heathrow Airport.

Leasehold & Share of Headlease: approximately 999 years remaining

Service Charge: to be confirmed

Ground Rent: Peppercorn

Council Tax: Camden Council, Band E





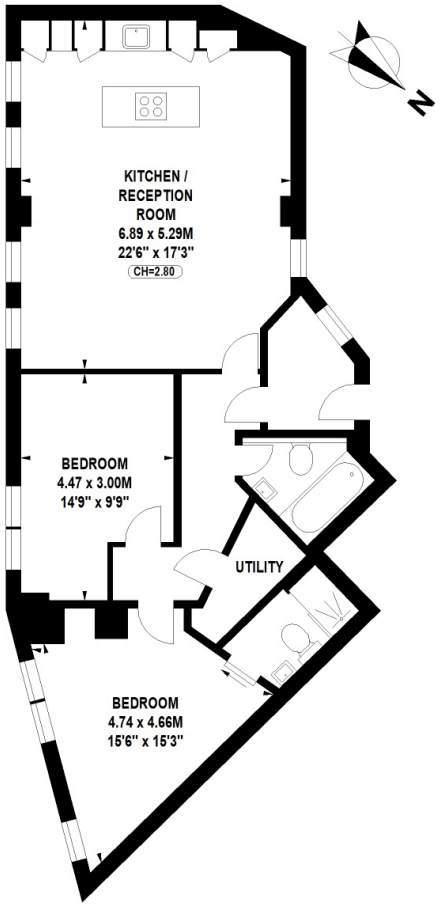




Exide House,
Shaftesbury Avenue, WC2

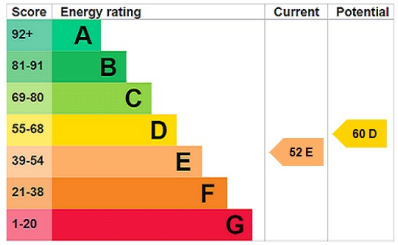
Approximate Gross Internal Area 83 sq.m / 893 sq. ft

Key : CH = Ceiling Height



First Floor

Floor Plan produced for WINKWORTH by Mays Property Marketing © . Tel 020 3397 4594
Illustration for identification purposes only. Not to scale.
Orientation, measurements, and other details are approximate and for guidance only,
purchasers should verify details independently.
Where a room has a sloping ceiling the dotted line marks 1.50M height,
and all measurements shown are at floor level.



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