



SHAFTESBURY AVENUE, WC2
£995,000 LEASEHOLD, APPROXIMATELY 103 YEARS REMAINING

Winkworth



SHAFTESBURY AVENUE, WC2

A bright and comfortable two double-bedroom first-floor apartment in a marvellously central modern development set behind a historic façade overlooking Cambridge Circus, in the heart of the West End.

Located just minutes from both Covent Garden Piazza and Leicester Square, Gloucester Mansions offers the opportunity to fully enjoy and embrace life in one of the world's most exciting cities.

Access to the building is via a discreet entrance on West Street, just off Shaftesbury Avenue. A lift provides access to the first floor.

The apartment comprises an entrance hallway leading to two double bedrooms, a bathroom, a separate kitchen and a dual-aspect reception room. The impressive ceiling height of 10 ft 6 in adds a wonderful sense of space and volume to the living area. The flat has been well maintained and is presented in good order throughout.

The property has recently been a successful rental investment but would also make an ideal home for an owner-occupier or an excellent London pied-à-terre for a family. It is perfectly positioned to enjoy London's renowned theatres, restaurants and world-class shopping.

All major Underground lines, together with the Elizabeth line, are within easy walking distance.

Leasehold, approximately 103 years remaining

Service Charge: About £2,500 per annum

Ground Rent: About £300 per annum

Council Tax: Westminster, Band E £1,245 per annum

Some images in this listing have been digitally enhanced using artificial intelligence (AI) to represent the property's potential. These images are for illustrative purposes only.





Gloucester Mansions, WC2H

Approximate Gross Internal Area = 80.44 sq m / 866 sq ft

Key :
CH - Ceiling Height



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.

All measurements and areas are approximate only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	73 C
39-54	E		
21-38	F		
1-20	G		

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