



THEOBALDS ROAD, LONDON, WC1X

**£650,000**

**A SMART TWO BEDROOM FLAT (THIRD FLOOR WALK UP) IN A PERIOD BUILDING ON THEOBALDS ROAD, OPPOSITE THE ENTRANCE TO LAMBS CONDUIT STREET.**

Lease: 153 years | Service Charge: approximately £2,000 p/a | Ground rent: £100 p/a | Council Tax Band E

West End | 020 7240 3322 | westend@winkworth.co.uk

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**DESCRIPTION:**

The flat has a very good long lease and is in neat and fair condition with good light, two double bedrooms, a big bathroom and lovely lounge and kitchen. It is in a very central spot between Holborn and Chancery Lane tube stations and closer probably to Farringdon with the Elizabeth Line. The universities of UCL, LSE and Kings are all well within walking distance, and you are very close to the British Museum, Covent Garden and the Brunswick Centre. It's a well-priced flat and well worth viewing.



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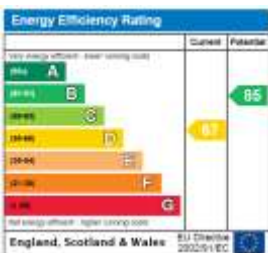
THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 599 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 599 SQ FT/ 56 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

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