

HAND AXE YARD, WC1  
£1,250,000 LEASEHOLD

Winkworth





## HAND AXE YARD, WC1X

**A three-storey modern townhouse set within a recently completed gated development, offering excellent access to Bloomsbury and King's Cross.**

On the lower floor is a large open-plan kitchen and living area with access to a patio, as well as a guest WC. The upper two floors comprise three bedrooms, one of which is ensuite, a further family bathroom, and a roof terrace. The internal accommodation extends to approximately 1,170 sq. ft.

Hand Axe Yard originally sold out in 2018, and this property represents one of the first re-sales. The development benefits from an on-site concierge and gym. The house is in good order throughout.

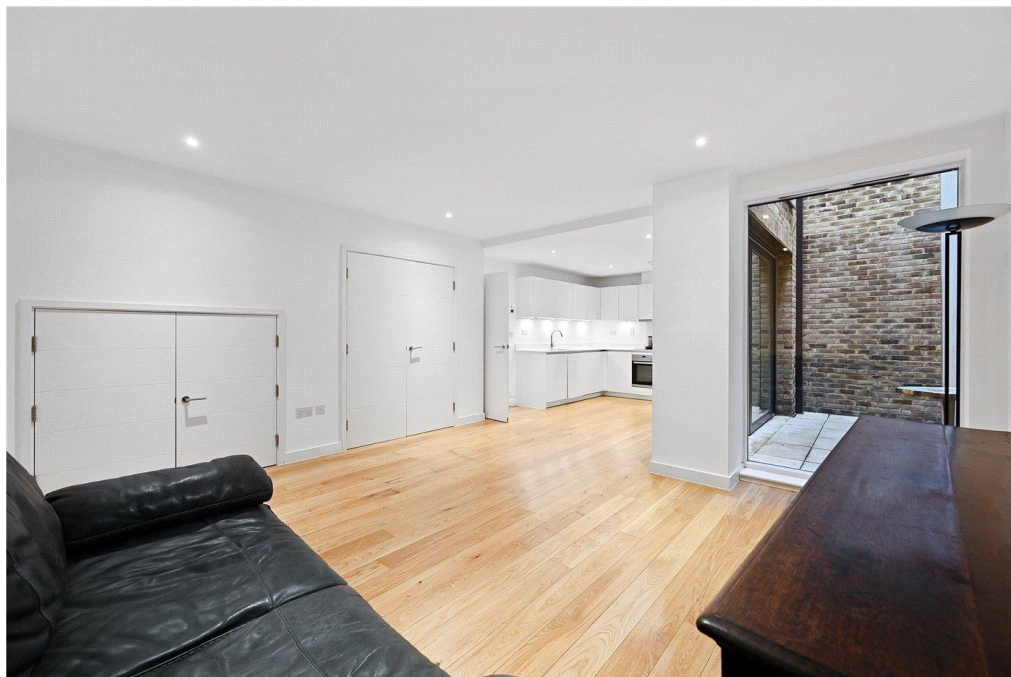
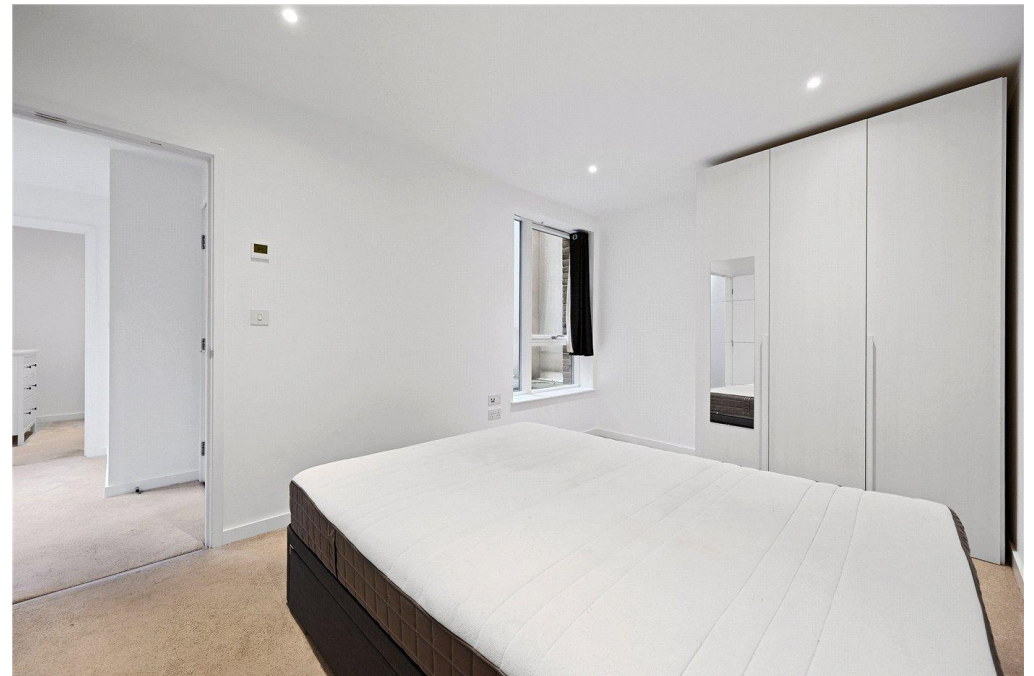
Access to the major rail termini is excellent. The City, the Legal Quarter, major universities and academic institutions, the A40, and the West End are all easily accessible.

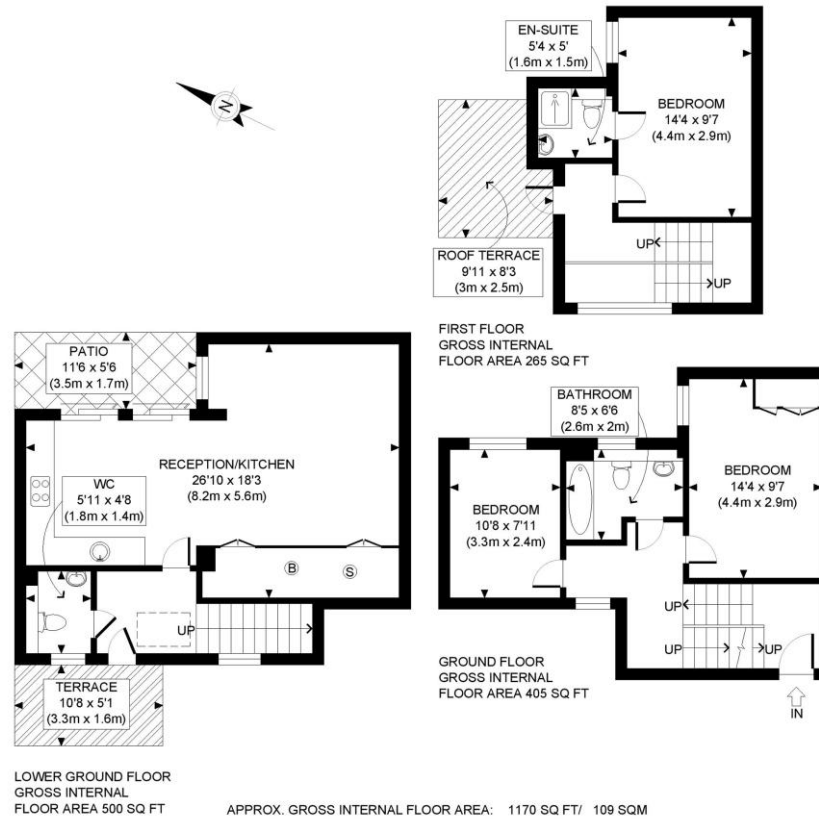
The development is accessed from either St Chad's Street or Gray's Inn Road, and the nearest Underground stations are King's Cross St Pancras and Russell Square.



Leasehold: About 990 years remaining  
Service Charge: Approx. £2,292.60 per quarter / £9,170 per annum  
Ground Rent: Approx. £600 per annum  
Council Tax: Camden Band H (£4,213 per annum)







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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

**PROPERTY PHOTO PLANS**  
THE STEP-BY-STEP PROPERTY MEASUREMENT GUIDE

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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