



GREAT RUSSELL STREET, WC1B
£1,250,000 LEASEHOLD

Winkworth



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Set in an imposing late Victorian mansion block opposite the British Museum on the second floor at the rear with a lift, this stunning three bedroom lateral flat is facing South overlooking Gilbert Street and therefore is light and quiet.

Full of original features, sanded floorboards, character and charm brought into it by the current owner who has been there years. The flat has period features throughout including two servants bells in the lounge and three opened working fireplaces (the lounge is swept and used each winter).

Most of the original walls have been replastered and decorated throughout with Farrow & Ball paints. New carpets in bedrooms and newly sanded and varnished original floorboards; also, in 2021.

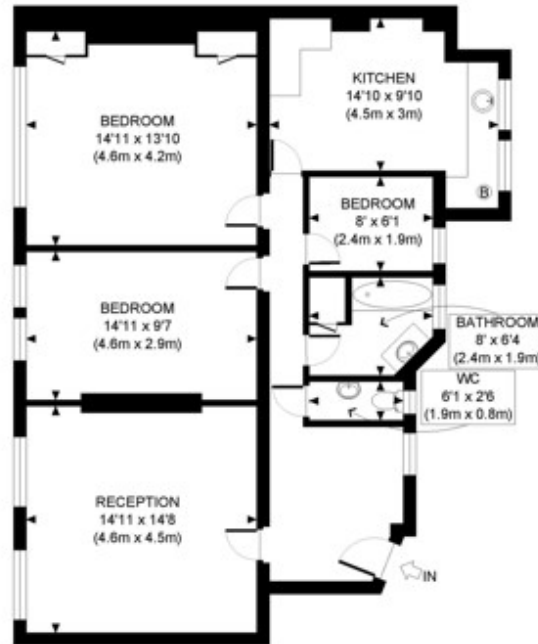
Great Russell street is in the Heart of Bloomsbury moments away from Tottenham Court Road, the Elizabeth line. Soho and Covent garden are on your doorstep and the Universities of LSE, UCL and Kings are all close by.

This is a seriously beautiful flat and early viewing is highly recommended.



Leasehold: Approx. 103 years remaining
Service charge: Approx. £1,929.42 per annum
Ground rent: Approx. £10 per annum
Council Tax: Band E, £2,458





SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 1017 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1017 SQ FT/ 94 SQM

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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.

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