



UNIVERSITY STREET, LONDON, WC1E
£850,000 LEASEHOLD

Winkworth



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Paramount Court is a superb, sought after, secure portered building, right in the heart of Bloomsbury.

A lovely two-bedroom, one bath, second floor apartment, refurbished to a good clean standard in this purpose built, 1930s Art Deco building.

The property has good lighting and a fully fitted kitchen and lounge. The flat faces University Street.

The block has had, in the last three years, all the communal parts re-done to a high standard.

Goodge Street tube is 200 yards away and Warren Street, Euston and St Pancras Stations are close by. The world-famous Universities of LSE, UCL and Kings College, all within walking distance.

The restaurants and bars in Soho, Covent Garden and the West End are bristling on your doorstep.

This could really not be more Central.

Leasehold: Approx. 208 years remaining

Service charge: Approx. £8,000 per annum to include central heating, porter, sinking fund and insurance of the building.

Ground Rent: NIL

Council Tax: Band E Payable £2,575 per annum







SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 694 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 694 SQ FT/ 64 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.

PROPERTY PHOTO PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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