



**DOUGHTY STREET, LONDON, WC1N**  
**£695,000 SHARE OF FREEHOLD PLUS 999 YEAR LEASE**

**A COMFORTABLE ONE BEDROOM PATIO APARTMENT IN A  
CLASSIC GEORGIAN GRADE II MID-TERRACE TOWNHOUSE WITH  
SHARE OF FREEHOLD IN THE HEART OF BLOOMSBURY.**

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See things differently





## DESCRIPTION:

The apartment is in good order and is accessed via its own front door from the lightwell. There is a large reception room, bathroom, separate fitted kitchen and a double bedroom looking onto the private patio garden.

The flat has good storage space within and two vaults off the patio.

Doughty Street, which runs north from John Street towards Mecklenburgh Square, is historically and architecturally significant comprising of elegant and substantial Listed Georgian terraced houses. For many it defines Bloomsbury living.

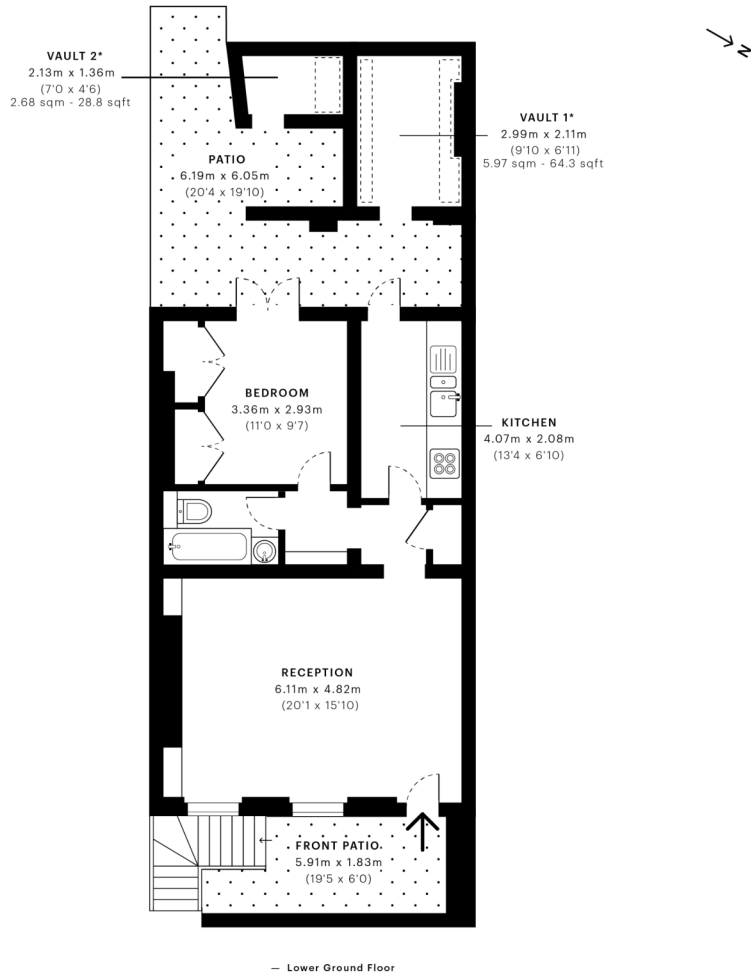
Service Charge: £1200 PA. Ground Rent: nil. Camden Council Tax Band F £2258 PA



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	GROSS INTERNAL AREA (GIA) The footprint of the property. <b>60.1 Sqm / 647.1 Sqft</b>		NET INTERNAL AREA (NIA) Excludes walls and external features. Includes washrooms, restricted head. <b>55.6 Sqm / 598.6 Sqft</b>		EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. <b>0.0 Sqm / 0.0 Sqft</b>		RESTRICTED HEAD HEIGHT Limited use area under 1.5m <b>0.0 Sqm / 0.0 Sqft</b>
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Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.\*Excluded from measurements

IPMS 3B RESIDENTIAL  
60.3 Sqm / 649.0 Sqft

IPMS 3C RESIDENTIAL  
55.8 Sqm / 600.5 Sqft

SPEC ID  
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

