



SIDMOUTH STREET, WC1  
£550,000 LEASEHOLD

Winkworth





## SIDMOUTH STREET, WC1

A top-floor, three-bedroom Bloomsbury apartment set within a local authority freehold, offering excellent access to UCL, SOAS, and King's Cross.

The flat is HMO compliant; however, the licence is not transferable.

The building benefits from lift access and will appeal to buyers seeking a central London apartment, whether as a rental investment, family pied-à-terre, or HMO opportunity.

Mainline transport links are excellent, with King's Cross St Pancras and Euston just a short walk away, providing extensive Underground and Eurostar services.

The King's Cross regeneration has transformed the area into one of London's most desirable neighbourhoods. Coal Drops Yard, Granary Square, Regent's Canal, the British Library, and Camden Market are all within easy reach.

Leasehold: 98 Years remaining

Service Charge: £2,450 per annum

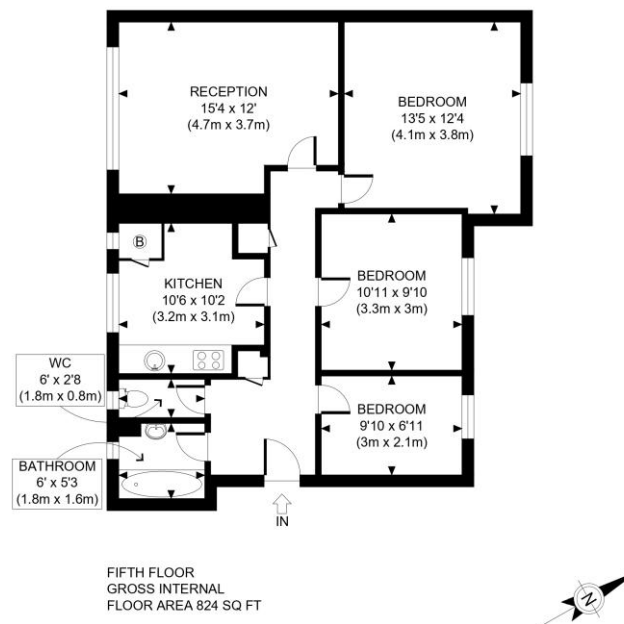
Ground Rent: £10 per annum

Council Tax: Band D, Camden Council, About £2,107









APPROX. GROSS INTERNAL FLOOR AREA: 824 SQ FT/ 77 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  
THE STEP-BY-STEP GUIDE TO PROPERTY PHOTOGRAPHS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	69 D	
39-54	E		
21-38	F		
1-20	G		

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