



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

Gound Rent: £10 per annum

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







APPROX. GROSS INTERNAL FLOOR AREA: 824 SQ FT/ 77 SQM

Winkworth

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
SEE STEP 1 FOR PROPERTY PHOTO

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		59 D
39-54	E		
21-38	F		
1-20	G		

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

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Winkworth