



**ENDSLEIGH COURT, UPPER WOBURN PLACE, LONDON, WC1H  
£325,000 LEASEHOLD**

An seventh floor studio flat in an impressive Edwardian portered mansion building set on Upper Woburn Place by Tavistock Square.

Leasehold: Until April 2082 so 59 years remaining  
Service Charge: Approx £4,000 p/a to include CH, HW, hot and concierge  
Ground Rent: Approx £100 p/a  
Council Tax: Band C £1593.08 p/a

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## DESCRIPTION:

The apartment, in Endsleigh Court, is in fair but dated condition. There is an entrance hall, studio room with a small kitchen off and a bathroom. It faces the quieter rear of the building and receives good natural light. The common parts have recently been nicely and sympathetically refurbished. There is a 24 hour concierge desk and a lift. The location gives good access to UCL, SOAS and UCH. Euston, Kings Cross + St Pancras Eurostar are close by. The nearest Underground stations are Euston Square and Russell Square.



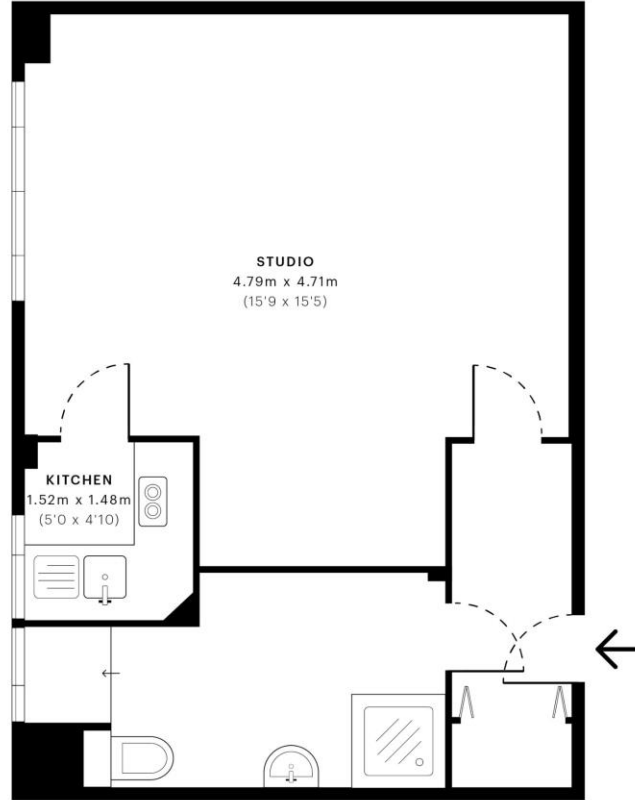
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— Seventh Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
31.86 sqm / 342.94 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
30.70 sqm / 330.45 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.12 sqm / 1.29 sqft

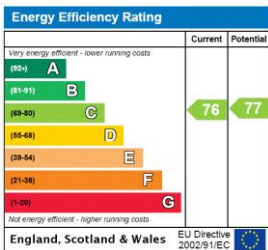


Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 32.58 sqm / 350.69 sqft  
IPMS 3C RESIDENTIAL 31.81 sqm / 342.40 sqft

SPEC ID: 6310e3d2b454fb0dd3c1260c

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.



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