



GUILFORD STREET, WC1N  
£475,000 LEASEHOLD





## GUILFORD STREET, WC1N

A lovely one-bedroom flat located on the second floor of small purpose-built block with a lift, built in the late 1960s on Guilford Street opposite Mecklenburg Square.

The property features a fully fitted kitchen and bathroom with great lighting everywhere, underfloor electric heating, double glazed windows, and a small front Juliet balcony.

Perfect as a pied de terre or first home.

Lambs Conduit Street, the Brunswick Centre, Kings Cross and St Pancras are all close by.

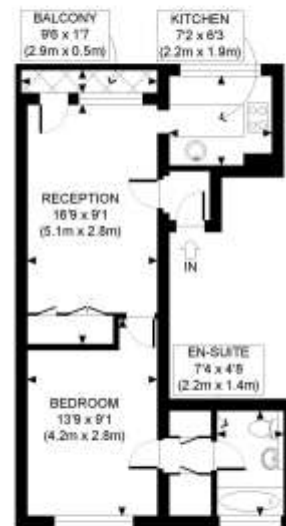
Russell Square tube station and its beautiful gardens are about 400 yards away. Plus, LSE, UCL and Kings College are all well within walking distance, making this flat an ideal central location.

Leasehold: Approx. 167 years remaining

Service charge: Approx. £3,000 per annum Council Tax: Band D Payable £2,107 per annum







SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 388 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 388 SQ FT/ 36 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		
55-68	D	56 D	66 D
39-54	E		
21-38	F		
1-20	G		

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

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