



REGENT SQUARE, LONDON, WC1H
£925,000 LEASEHOLD

A BIG CHUNKY 3 DOUBLE BEDROOM UPPER MAISONETTE ON THE 2ND AND 3RD FLOOR (NO LIFT) OF THIS GEORGIAN GRADE 2 LISTED HOUSE SET IN REGENT'S SQUARE FACING THE SQUARE AND WITH ST GEORGES FIELDS AT THE REAR.

Leasehold: Approx. 87 years remaining | Service Charge: Approx. £3,760 per annum | Ground Rent: £150 per annum | Council Tax: Band F Payable £3,043 per annum

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

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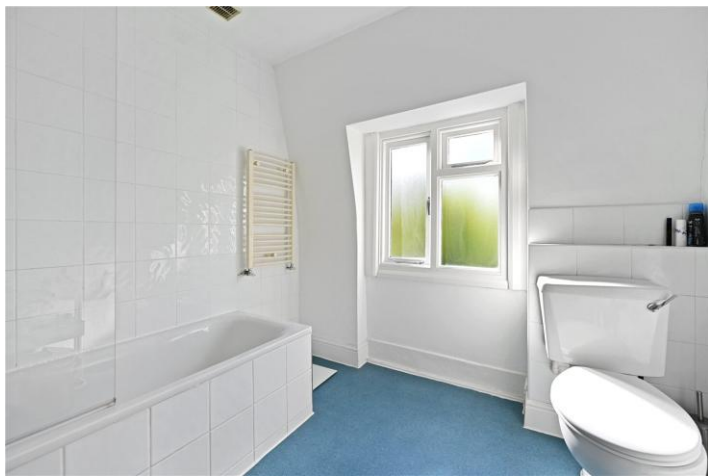
DESCRIPTION:

3 Double bedrooms, 1 Bathroom, Spacious Lounge, and kitchen. Very good light all around. The flat is close to Kings cross, St Pancras, and the Brunswick Centre. LSE and UCL are all close and Covent Garden and Soho are well within walking distance. The road is leafy and set in North Bloomsbury.



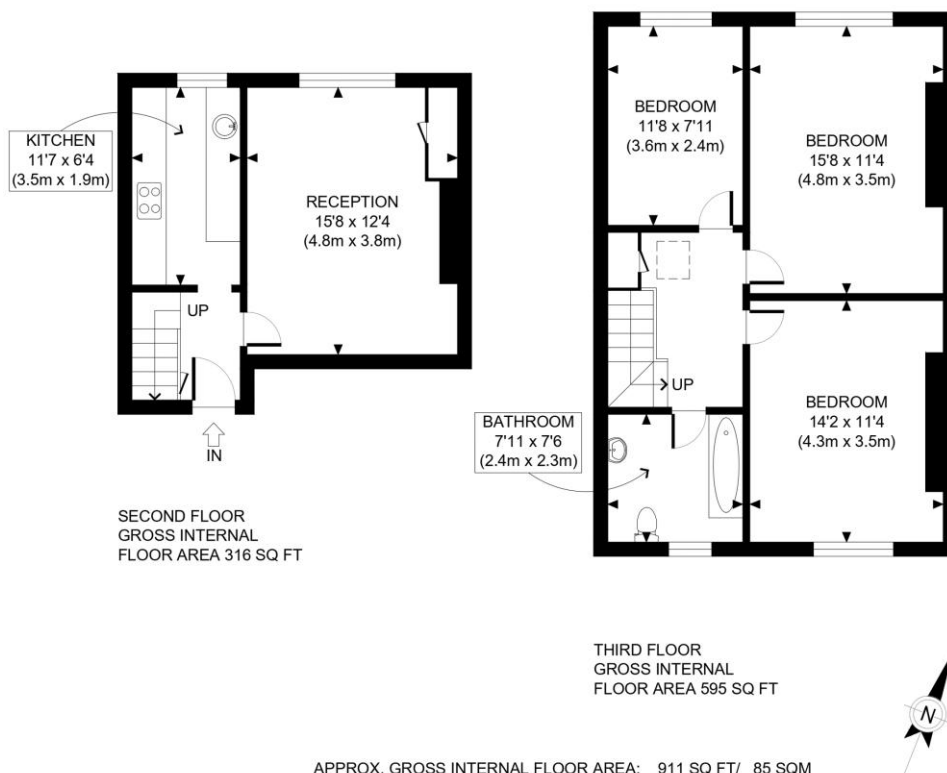
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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items 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
ONE STOP SHOP FOR PROPERTY REPRESENTATION

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	71 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 87 year and 8 months

Service Charge: Approx. £3,760 per annum

Ground Rent: Approx. £150 Annually (subject to increase)

Council Tax Band: F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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