



REGENT SQUARE, WC1H  
£895,000 LEASEHOLD APPROX. 87 YEARS REMAINING

Winkworth



## REGENT SQUARE, WC1H

A big chunky three double bedroom upper maisonette on the second and third floor (No lift) of this Georgian Grade II Listed house set in Regent Square facing the square and with St Georges fields at the rear.

The property consists of three double bedrooms, one bathroom, a 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.

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







APPROX. GROSS INTERNAL FLOOR AREA: 911 SQ FT/ 85 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**  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	71 C
35-54	E		
21-34	F		
1-20	G		

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