



LITTLE RUSSELL STREET, WC1A £1,200,000 LEASEHOLD

A TWO BEDROOM TWO BATHROOM APARTMENT IN VERY GOOD ORDER IN EXCESS OF 1100 SQUARE FEET ON THE RAISED GROUND FLOOR OF A GRADE II VICTORIAN SCHOOL CONVERSION QUIETLY SET IN A PRIME BLOOMSBURY LOCATION.

Leasehold: 995 years remaining
Camden Band G £2865 PA
Service Charge: 2500 PA
Ground Rent: TBC

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

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DESCRIPTION:

Configuration: Large entrance hallway, master bedroom with en suite bathroom, further bathroom, second bedroom, reception through to kitchen-dining room.

The size, volume, condition and overall feel of this comfortable property make it a fine example in its class. It would make the perfect principal residence or pied a terre and has wonderful rental potential.

Little Russell Street runs between Coptic Street and Bury Place in the heart of The Museum Quarter and so is perfectly and quietly positioned for access to The British Museum, Oxford Street, UCL, SOAS, LSE, The Legal Quarter as well as the exciting and full range of retail, dining and entertainment options of London's West End.

The nearest Underground stations are Tottenham Court Road, Russell Square and Holborn

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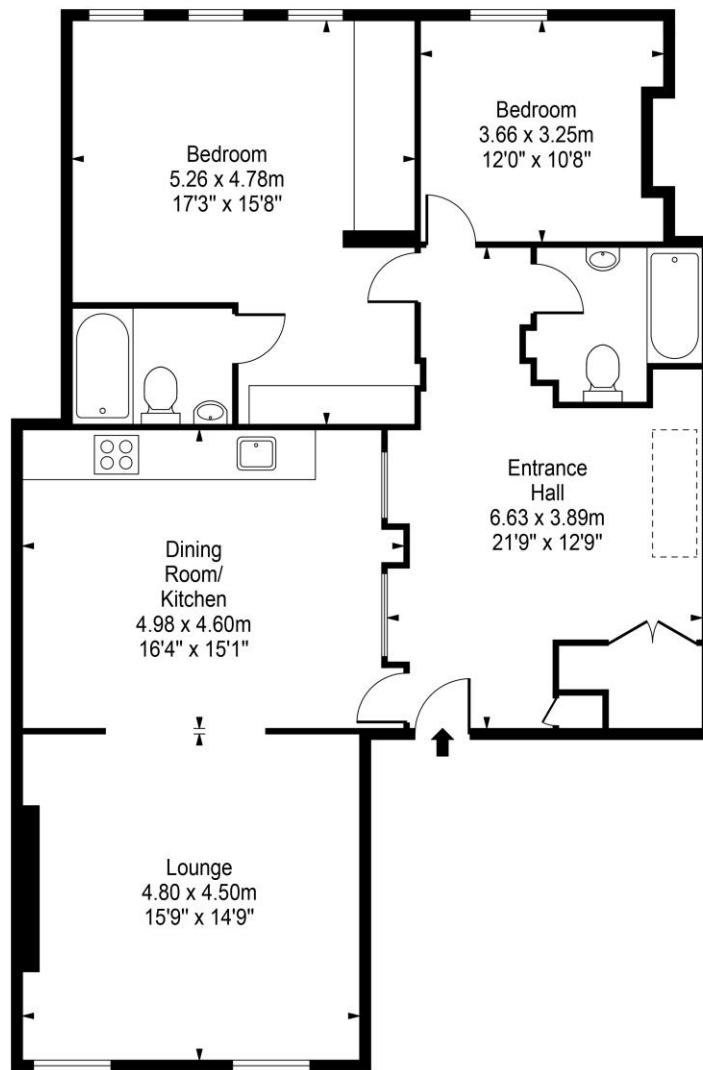
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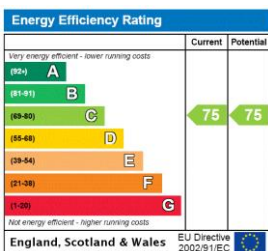
Little Russell Street, WC1



Approx Gross Internal Area 1148 Sq Ft - 106.65 Sq M

This floor plan should be used as a general outline for guidance only and constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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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