



WOBURN PLACE, WC1
£335,000 LEASEHOLD

Winkworth



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A bright and well-proportioned studio apartment offering a calm, neutral interior and a flexible layout that adapts easily to modern living.

With excellent natural light, clean architectural lines and a practical layout, this property provides an ideal blank canvas for a buyer to make their own.

The studio features a large window fitted with plantation shutters, drawing in natural light while maintaining privacy and creating an airy feel throughout the day. The property also benefits from recently installed double-glazed windows, along with sliding secondary glazing panels that are easy to remove. The neutral décor enhances the sense of space and offers scope for a variety of interior styles.

The kitchen is neatly arranged and thoughtfully designed, with fitted units, integrated appliances and generous worktop space. The bathroom is finished in timeless tiling and includes a full-size bath, basin and WC, presented in a clean and well-maintained condition.

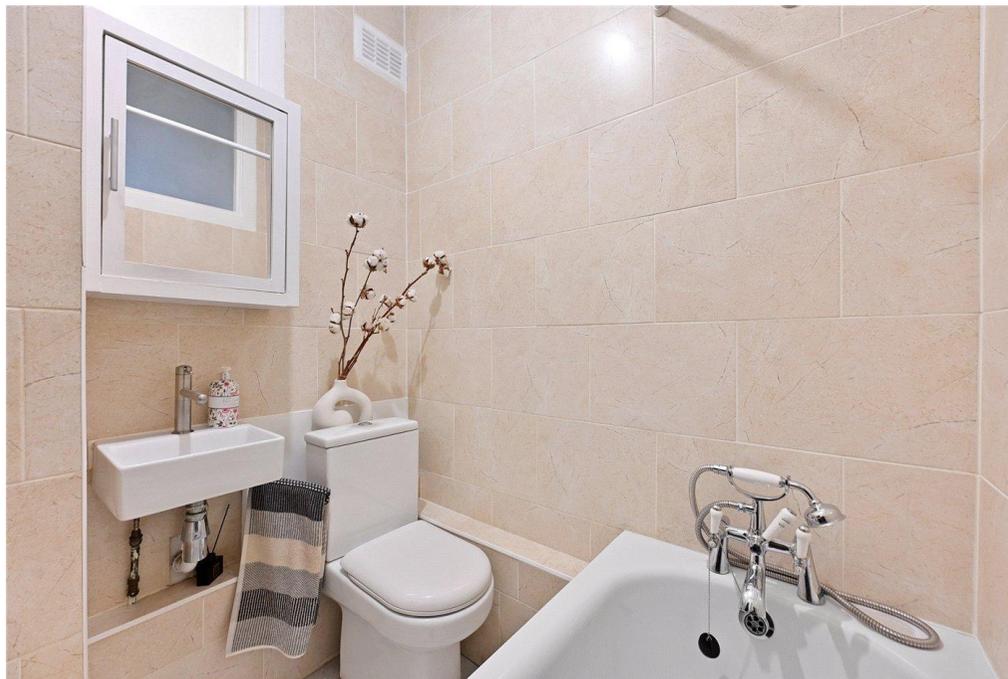
Overall, the apartment feels bright, well laid out and easy to live in, making it an excellent option for first-time buyers, professionals or investors seeking a low-maintenance home.

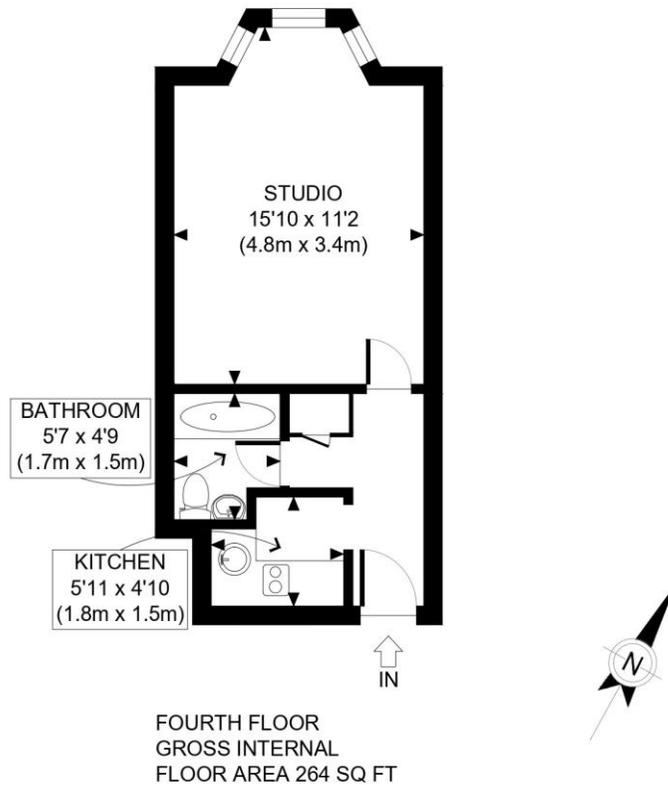


LOCATION

Situated in a well-established residential area, the property benefits from convenient access to local shops, cafés and everyday amenities. Transport links nearby provide straightforward connections across the city, while green spaces and leisure options within easy reach add to the appeal for those seeking a balanced urban lifestyle.

Leasehold, approximately 979 years remaining
Ground Rent: Not Applicable
Service Charge: About £3,754.64 per annum
Council Tax: Camden, Band C





APPROX. GROSS INTERNAL FLOOR AREA: 264 SQ FT/ 25 SQM

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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