



ORANGE STREET, WC2H  
£695,000 LEASEHOLD

Winkworth





## ORANGE STREET, WC2H

**An attractive two bedroom (third floor walk-up) in Orange Street just behind Leicester Square. A purpose-build block containing four flats.**

The property is in good condition, quiet and situated on the top floor with good light throughout.

Orange Street is in a quiet location, in the heart of London's West End with theatres, restaurants and bars in the surrounding areas.

Universities such as UCL, LSE and Kings are all within walking distance. Piccadilly Circus and Leicester Square tube stations are approximately 5 minutes away, with the River Thames, London's Charing Cross and the Elizabeth Line close by.

For many this would make an ideal pied de terre during the week.

Leasehold: Approx. 993 years remaining

Service Charge: Approx. £2,500 per annum

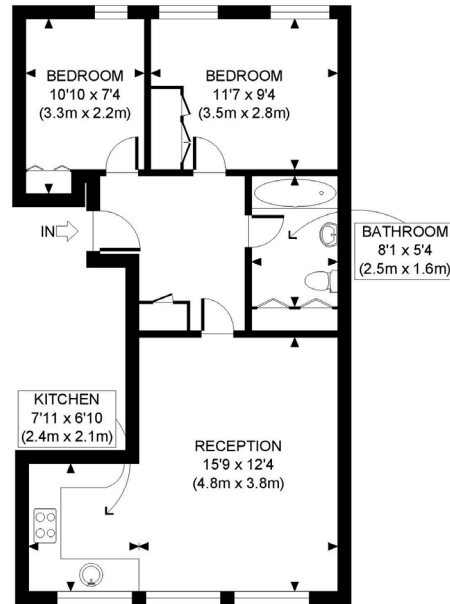
Ground Rent: NIL

Council Tax Band: G £1,625 per annum









THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 574 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 574 SQ FT/ 53 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 COUK  
THE STOP SHOP FOR PROPERTY MEASUREMENTS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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