



WOBURN PLACE, WC1H
£299,950 LEASEHOLD

Winkworth



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A newly refurbished raised ground floor studio apartment in an attractive 1930s Art Deco block, located in the heart of Bloomsbury. Russell Court is well-maintained and managed, benefiting from a 24-hour Porter and reception desk, an on-site daytime Building Manager, as well as ground floor-level CCTV and a modern fob-activated door entry system, to offer security and privacy for the residents of this iconic Zone 1 building.

Located peacefully at the quieter rear-side of Russell Court, the apartment has been meticulously refurbished to a high standard, including full electrical re-wiring, re-plastering, redecoration and new flooring throughout. A contemporary kitchen with integrated appliances, and a high-spec tiled shower room, are thoughtfully designed to maximise space and convenience. High ceilings and a generously-sized bay window **further enhance the apartment's feeling of light and spaciousness.** A built-in floor-to-ceiling hall cupboard with mirrored sliding doors provides ample storage space.

The exterior, roof and communal windows of Russell Court recently underwent a year-long programme of sympathetic restoration and replacement, and the interior communal areas of the building are in the final stages of a similarly discerning upgrade, including full redecoration and new carpeting. These exterior and internal works have been paid for already by **Russell Court's leaseholders.**

This wonderful apartment in an incredibly central London location is an ideal base to enjoy and explore the Capital city. Russell Court is situated on Woburn Place, within walking distance of educational establishments including LSE, UCL, SOAS and Kings. Russell Square tube station (Piccadilly Line) is very closely located, while Holborn, Euston, St Pancras and Kings Cross tube and overground stations are within easy walking distance. The Brunswick Centre - with Waitrose and Sainsburys supermarkets, eclectic restaurants, cafes, shops and an art gallery and cinema - is moments away. Both Covent Garden and Soho are also very easily reached, boasting a range of world-famous theatres, galleries, eateries and boutiques.

Leasehold: Approx. 980 years remaining plus Share of Freehold

Service Charge: Approx. £3,400 per annum (includes: heating, hot water, 24/7 Porter, building insurance and weekly cleaning of the communal areas)

Ground Rent: NIL

Council Tax: Band C







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 228 SQ. FT

APPROX. GROSS INTERNAL FLOOR AREA: 228 SQ. FT. 21 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 C | 77 C |
| 55-68 | D | | |
| 35-54 | E | | |
| 21-34 | F | | |
| 1-20 | G | | |

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

winkworth.co.uk

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