



QUEEN SQUARE, WC1N
£625,000 LEASEHOLD

Winkworth



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A spacious one-bedroom fourth floor flat (with a lift) facing south over Queen Square.

The property requires updating; however, it benefits from spacious rooms with good ceiling heights and enjoys lovely natural light.

Queen court is a beautiful well-kept block with excellent common parts, right in the heart of Bloomsbury with Lambs Conduit Street close by.

The Brunswick Centre, and Russell Square underground station are all within easy reach. Russell Square and King's Cross St Pancras are nearby, as are LSE and UCL.

This is an excellent investment.

Leasehold: Approx. 114 years remaining

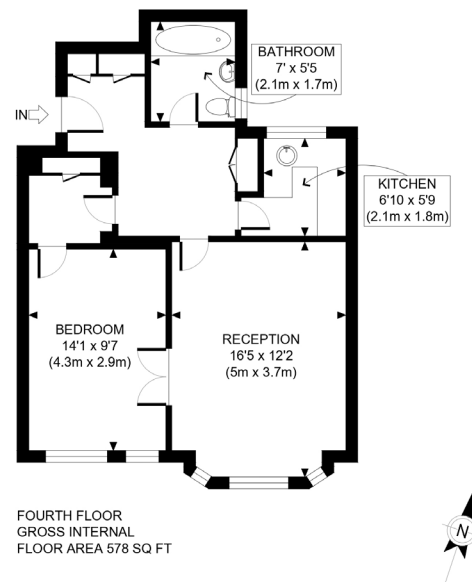
Service Charge: Approx. £1,792.99 quarterly to include Central heating hot water and porter

Ground Rent: Approx. £80 per annum

Council Tax: Band D Payable £2,107 per annum







APPROX. GROSS INTERNAL FLOOR AREA: 578 SQ FT/ 54 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
ONE STOP SHOP FOR PROPERTY MARKETING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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