



**GREAT RUSSELL MANSIONS, GREAT RUSSELL STREET, LONDON, WC1B
£1,700,000 LEASEHOLD APPROX. 86 YEARS REMAINING**

**AN IMPRESSIVE THREE BEDROOM SECOND FLOOR
FLAT IN EXCESS OF 1,600 SQ. FT WITH DIRECT VIEWS
OVER THE COURTYARD OF THE BRITISH MUSEUM.**

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

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DESCRIPTION:

Set in an imposing late Victorian mansion block (with lift), the property is clean and tidy but needs updating. It is rare that such a large mansion flat with many original features flat comes to the market.

Great Russell Street is a defining street in the heart of Bloomsbury making almost everything walkable. LSE, UCL and Kings College are also all close by.

Russell Square is a five minute walk away, with Soho and Covent Garden on your door step too. Tottenham Court Road tube station with the Elizabeth Line is also within 8 minutes walking distance.

Early viewing well recommended.

Lease: 86 years | Ground Rent: £10 p/a | Service Charge: £2,500 p/a | Council Tax Band G, £2,706 payable.



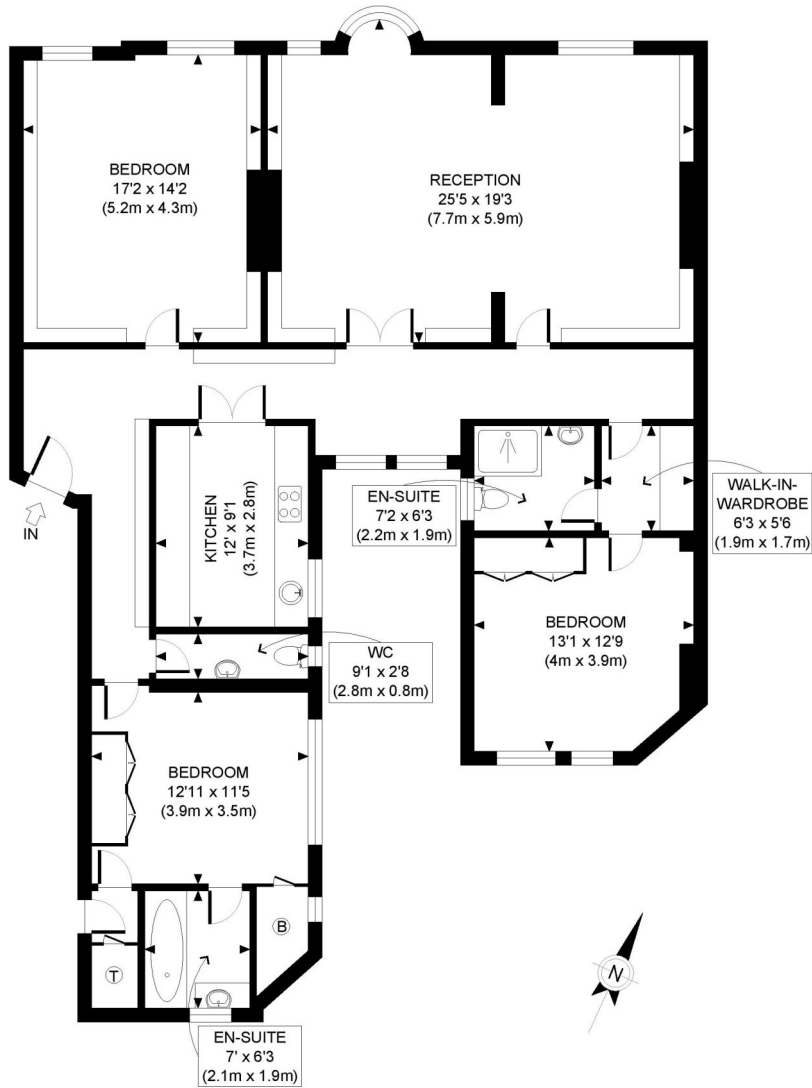
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SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 1613 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1613 SQ FT/ 150 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

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.

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.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92) A	
(81-91) B	84
(69-80) C	
(55-68) D	72
(39-54) E	
(21-58) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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