



GRENVILLE STREET, WC1N
£495,000 SHARE OF FREEHOLD

Winkworth



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A bright and spacious one bedroom ground floor flat set within this very lovely portered block overlooking Brunswick gardens.

Although it is in need of updating, it offers a great opportunity to craft a beautifully updated home in one of central London's most desirable locations.

The flat is ideally located in Bloomsbury and benefits from great transport links with Russell Square Tube, Euston and St Pancras all close by. Russell Square Garden's and the Brunswick Centre are just moments away.

The block is beautifully kept with a large sinking fund in place and there is no onward chain.

Leasehold plus Share of Freehold: Approx. 988 years remaining

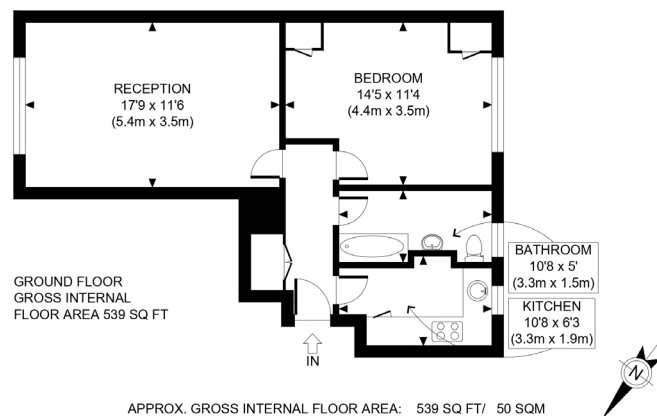
Service Charge: Approx. £6,500 per annum (include heating, hot water, lift maintenance, sinking fund, cleaning of common parts, and porter)

Ground Rent: N/A

Council Tax: Band D Payable £2,107







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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 © 2018

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	68 D
39-54	E		
21-38	F		
1-20	G		

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