



JUDD STREET, WC1
£360,000 LEASEHOLD

Winkworth



JUDD STREET, WC1

A nicely proportioned one bedroom apartment on the third floor of an art-deco mansion building in a prime Bloomsbury location.

At a little over 500 square feet, the property is well configured, with a separate kitchen, comfortable reception room, double bedroom, bathroom, laundry area and storeroom.

The flat is in dated condition and has 48 years remaining on the lease.

Clare Court is an imposing 1920s mansion block offering excellent communal areas and a daytime concierge service.

The flat faces the quieter side of the building, with views over the gardens of Bramber Green.

The property is ideally located for many of London's leading academic institutions, including UCL, UCH and SOAS.

The City, West End and Legal Quarter are also within easy and convenient reach.

Connectivity could hardly be better, with Russell Square and King's Cross Underground stations both nearby.

Leasehold: approximately 48 years remaining
 Service Charge: £3,360 includes Heating & Hot Water
 Ground Rent: About £120 per annum
 Council Tax: Camden, Band D £2,107

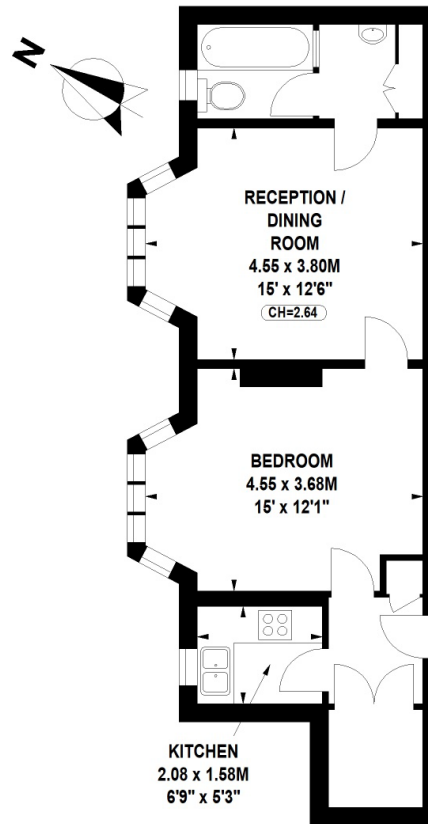




Clare Court, Judd Street, WC1

Approximate Gross Internal Area 47 sq.m / 506 sq. ft

Key : CH = Ceiling Height



Second Floor

Floor Plan produced for WINKWORTH by Mays Property Marketing © . Tel 020 3397 4594

Illustration for identification purposes only. Not to scale.

Orientation, measurements, and other details are approximate and for guidance only, purchasers should verify details independently.

Where a room has a sloping ceiling the dotted line marks 1.50M height, and all measurements shown are at floor level.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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