



GUILFORD STREET, LONDON, WC1N
£649,950 SHARE OF FREEHOLD

A BEAUTIFULLY REFURBISHED, GRADE 2 LISTED, TWO-BEDROOM TWO-BATHROOM LOWER GROUND FLOOR FLAT FINISHED TO THE HIGHEST STANDARD.

Leasehold: approx. 973 years remaining plus Share of freehold Service charge: approx. £3,664 per annum Ground Rent: NIL Council Tax: Band D 2011 Payable per annum

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

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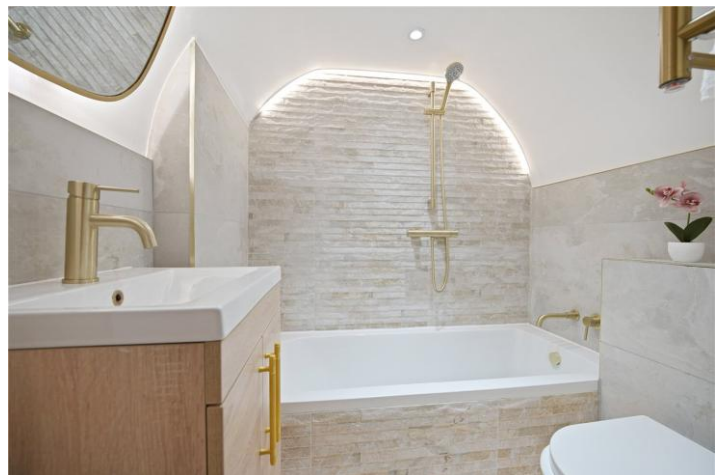
DESCRIPTION:

The flat has its own private entrance via stairs leading down. The property has been dressed and can be sold with the furniture if so desired. The late Victorian conversion is set close to Coram Fields, Lambs Conduit Street and Great Ormand Street. Russell Square tube and park is 8 minute walk and you are very near the Brunswick centre with Waitrose etc, cinemas and shops available. UCL, KINGS, LSE are all within walking distance as is the Elizabeth line at Farringdon Road or Tottenham Court Road. Walking into Soho and Covent Garden is about 15 minutes so therefore you are very well centrally located.



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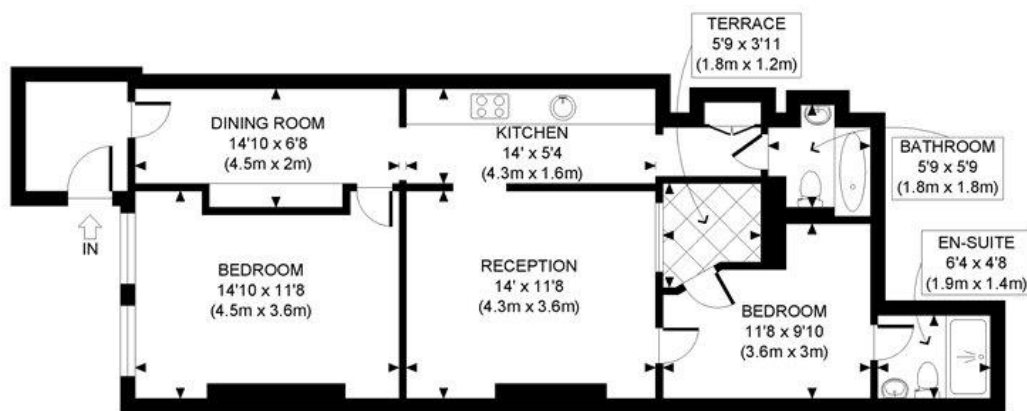
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LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 743 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 743 SQ FT/ 69 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
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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

Tenure: Share of Freehold

Term: 972 year and 11 months

Service Charge: Approx. £3,664 per annum

Ground Rent: NIL

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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