



GRENVILLE STREET, WC1
£840,000 SHARE OF FREEHOLD

Winkworth



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A two-bedroom apartment on the second floor of a handsome 1930's mansion building overlooking Grenville Square in a prime Bloomsbury Location.

It would make a wonderful pied-à-terre, rental investment, or family bolt-hole. Downing Court offers residents communal heating, hot water, a spacious Lobby and a day concierge.

The flat and common parts of are presented in good condition. The property is accessed from the second floor via the lift from the lobby and is configured with two bedrooms, reception, bathroom and a separate kitchen.

The property is good for access to Russell Square & Holborn Underground stations, UCL, SOAS, LSE, The Legal Quarter and the major Termini on The Euston Road.

It is currently rented, and vacant possession expected Aug/Sep.

Tenure: About 987 years

Leasehold with Share of Freehold

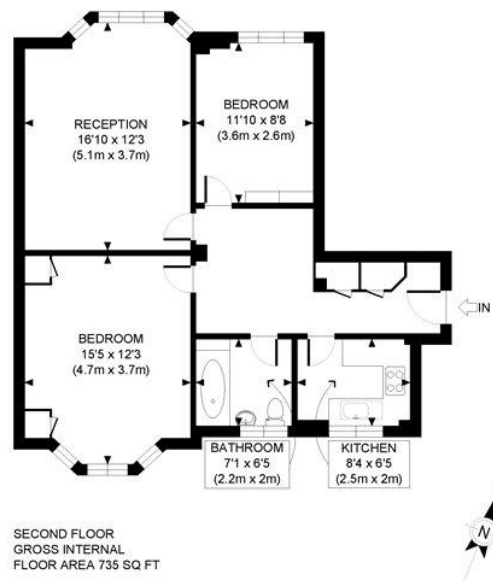
Service Charge: Approx. £7,500 per annum (including heating, hot water, lift, reserve fund, cleaning of common parts, and porter)

Ground Rent: N/A

Council Tax: Band E, Camden Council, About £2,575







APPROX. GROSS INTERNAL FLOOR AREA: 735 SQ FT/ 68 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

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

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