



**BOSWELL HOUSE, BOSWELL STREET, LONDON, WC1N**  
**£595,000 LEASEHOLD**

**A SPACIOUS AND LIGHT FIRST FLOOR FLAT IN VERY GOOD  
 CONDITION IN A GOOD CENTRAL BLOOMSBURY LOCATION.**

Leasehold: 125 years from 2000  
 Camden Band D £1714 PA  
 Service Charge: £2,230.77 p/a (to include heating & hot water)  
 Ground Rent: £10 PA

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

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#### DESCRIPTION:

The flat is currently configured with one bedroom, the main bedroom having been re-worked to enlarge the living area. Restoration to a 2-bed room flat is straightforward. The design, natural light, condition and overall feel of this comfortable property make it unusual in its class. It would make the perfect pied a terre and has wonderful rental potential. Boswell House is a Local Authority Freehold set close to Queen Square in Bloomsbury and so is perfectly and quietly positioned for access to UCL, SOAS, The Legal Quarter as well as the exciting and full range of retail, dining and entertainment options of London's West End. The nearest Underground stations are Russell Square and Holborn

Leasehold: 125 years from 2000

Camden Band D £1714 PA

Service Charge: Service Charge: £2230.77 p/a (to include heating & hot water)

Ground Rent: £10 PA



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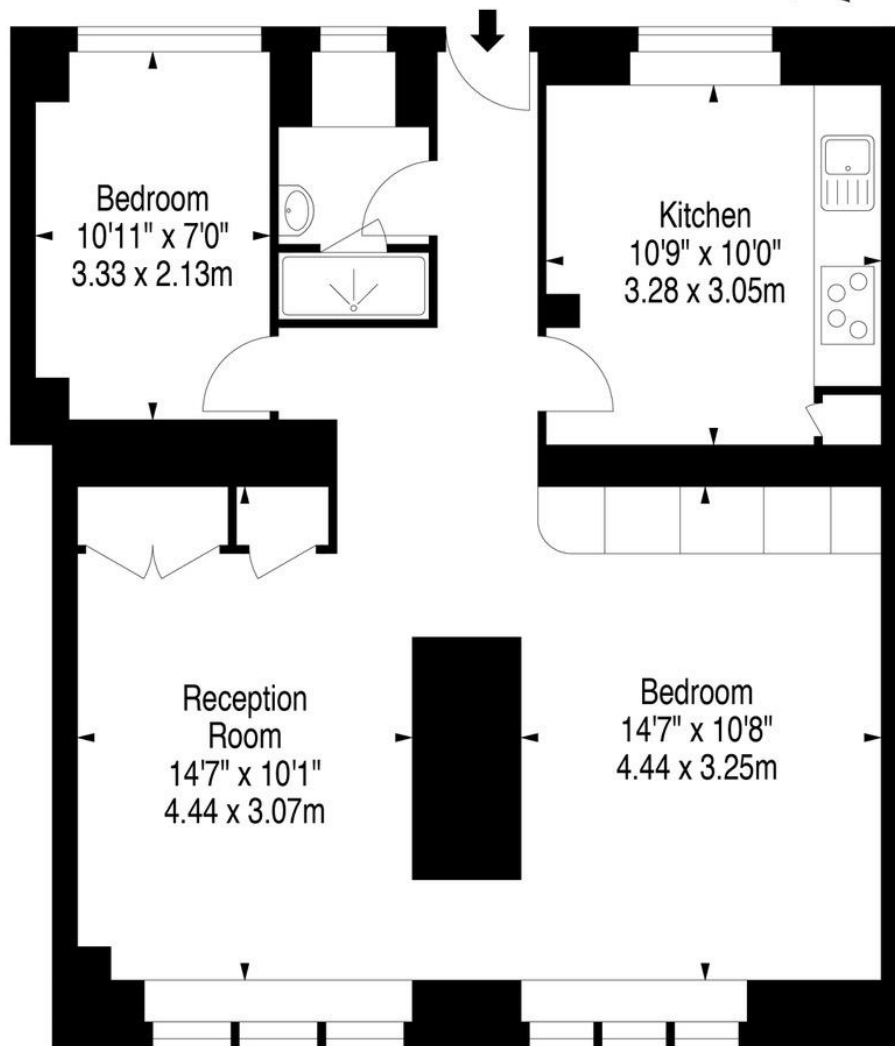
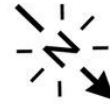


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# Boswell House, WC1

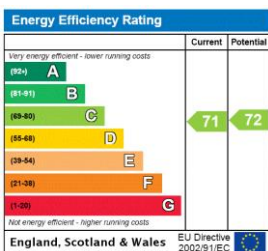


First Floor

Approx Gross Internal Area **683 Sq Ft - 63.45 Sq M**

Floor Plan Supplied For Identification Purposes Only And May Not Be Accurate  
Floor Plan by [www.elegantmediasolution.com](http://www.elegantmediasolution.com)

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.



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