



TAVISTOCK COURT, WC1  
£850,000 LEASEHOLD

Winkworth



## TAVISTOCK COURT, WC1

A two-bedroom flat on the third floor of a classic Bloomsbury Art Deco 1930s red-brick portered mansion building, set at the north-west corner of Tavistock Square.

The apartment comprises a reception/dining room with a modern kitchen off, a full bathroom, and an entrance lobby. There are two double bedrooms, one of which is currently used as a reception room. It is in very good order throughout, has a comfortable feel, and receives plenty of natural light.

Tavistock Court is located at the junction of Tavistock Square and Endsleigh Place, on the quieter side of the Square. It is well positioned for access to the British Museum, UCL, SOAS, and the many academic institutions of Bloomsbury.

The nearest Underground stations are Russell Square, Euston, and King's Cross.

The service charge includes heating, hot water, portorage, lift maintenance, a sinking fund, and building insurance.

Leasehold: Approx. 98 years remaining

Service charge Approx. £4,000 p/a

Ground rent Approx. £250 p/a.

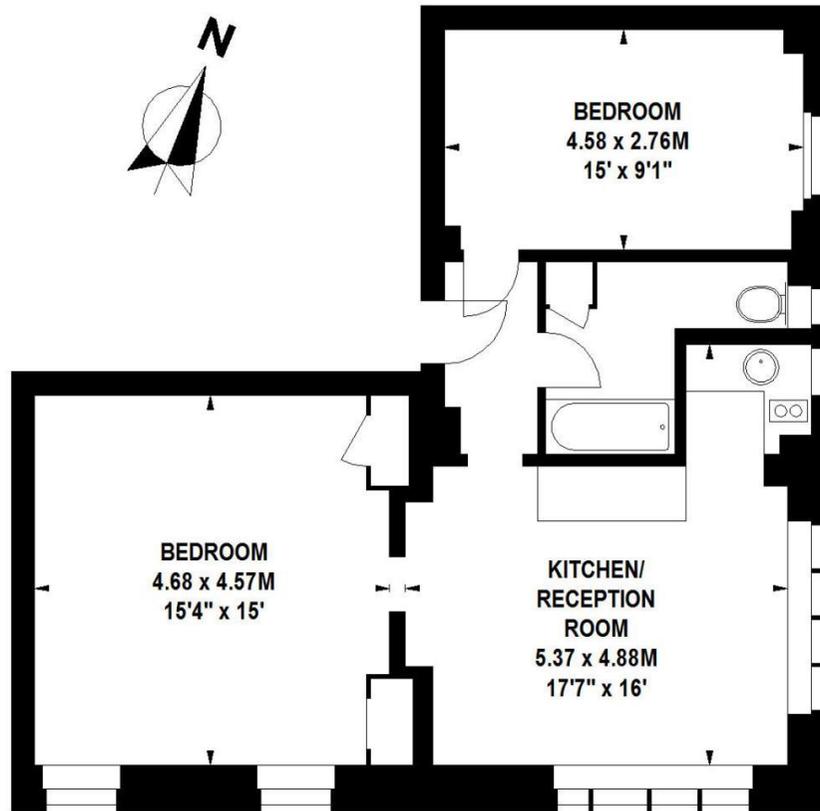
Council Tax: Band F, Camden





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Approximate gross internal area  
66 sq.m / 710 sq. ft



**Third Floor**

Floor Plan produced for WINKWORTH by Mays Floorplans © . Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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