



UNIVERSITY STREET, BLOOMSBURY, WC1E
£575,000 LEASEHOLD

Winkworth



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A nicely proportioned, one bedroom apartment on the first-floor of a landmark Art Deco portered building.

The flat has been updated and recently refreshed. There is reception, a double bedroom, lobby, a galley kitchen and a bathroom.

There is a lovely comfortable feel with plenty of natural light.

Paramount Court is an architecturally handsome and imposing Art Deco building located at the Bloomsbury-Fitzrovia border.

The building and common parts are in excellent order. The Porter's Office is found within the Ground Floor Lobby.

Access to The City, the retail, dining and entertainment options of The West End, The Legal Quarter, UCL, SOAS, Kings, UCH and the major rail termini is easy.

The nearest Underground stations are Goodge Street, Warren Street and Euston.

Leasehold: Approx. 210 years remaining

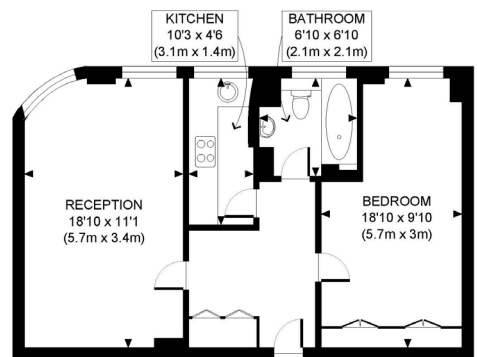
Service Charge: Approx. £6,500 per annum inc Heating, HW + Reserve

Ground Rent: Peppercorn

Council Tax: Camden Band E £2,575 per annum







FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 572 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 572 SQ FT/ 53 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
THE STOP SHOP FOR PROPERTY MEASUREMENTS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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