



RUSSELL SQUARE, BLOOMSBURY, WC1B
£1,695,000 LEASEHOLD

Winkworth



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A large and comfortable three bedroom, three bathroom apartment in very good order in one of Bloomsbury's finest and most impressive portered Mansion Buildings on Russell Square

The generous living areas and one ensuite bedroom are on the ground floor. Two further double bedrooms, one of which is ensuite, and a family bathroom are on the lower floor.

There is good ceiling height and plentiful storage. The current owner has fitted a new kitchen, a new ensuite bathroom and made further improvements to the flat.

Bloomsbury Mansions is an imposing 1930's building with spacious and well-designed common parts. It was converted into modern apartments just before the Millennium and retains an Art Deco feel. There is a day porter and a communal gym and sauna.

The Prime Bloomsbury location gives excellent access to UCL, SOAS, UCH, King's, LSE and The British Museum as well as the City and The West End.

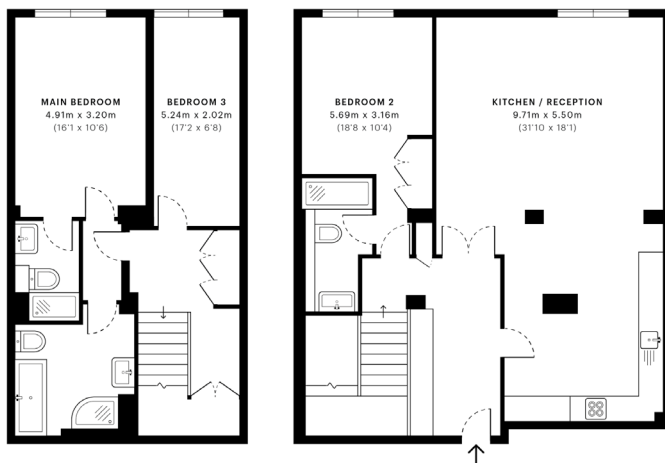
The Nearest Underground stations are Russell Square Tottenham Court Road and Holborn. The main rail Termini of Euston, King's Cross and St Pancras Eurostar are a short walk.

The Service charge includes the Electricity Bills.

Leasehold: Approx. 974 years remaining
 Service Charge: Approx. £8,000 per annum
 Reserve Fund: 2022 £2,062.50 per annum
 Ground Rent : £1 per annum
 Council Tax: Camden Band G £2,987.03







— Lower Ground Floor

— Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
141.19 sqm / 1519.76 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
127.08 sqm / 1367.88 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 134.38 sqm / 1446.45 sqft
IPMS 3C RESIDENTIAL 128.44 sqm / 1382.52 sqft

SPEC ID: 62fe5a833fbc3b0dd8a38892

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(49-54)	E	46	57
(41-48)	F		
(35-40)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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