



CRAVEN STREET, LONDON, WC2N
£775,000 LEASEHOLD

**A CHARMING ONE BEDROOM, SECOND FLOOR
APARTMENT SET IN AN IMPRESSIVE GRADE II MID
GEORGIAN TOWNHOUSE.**

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

The flat is configured with a large and comfortable drawing room looking down onto Craven Street with kitchen off, a bathroom and a double bedroom which faces the rear. The common parts are well kept and reflect nicely the age and feel of the house. Craven street is a historically significant road with traffic restrictions that runs south from Strand near Charing Cross Station towards Northumberland Avenue and The Embankment. The location is perfect for access to Whitehall, Westminster, Covent Garden and the West End. The nearest Underground stations are Embankment and Charing Cross.

Leasehold: 999 years from 1977 | Ground Rent: £300 p/a | Service Charge: £2,600 p/a | Westminster Band F: £1,248 p/a 2022/23



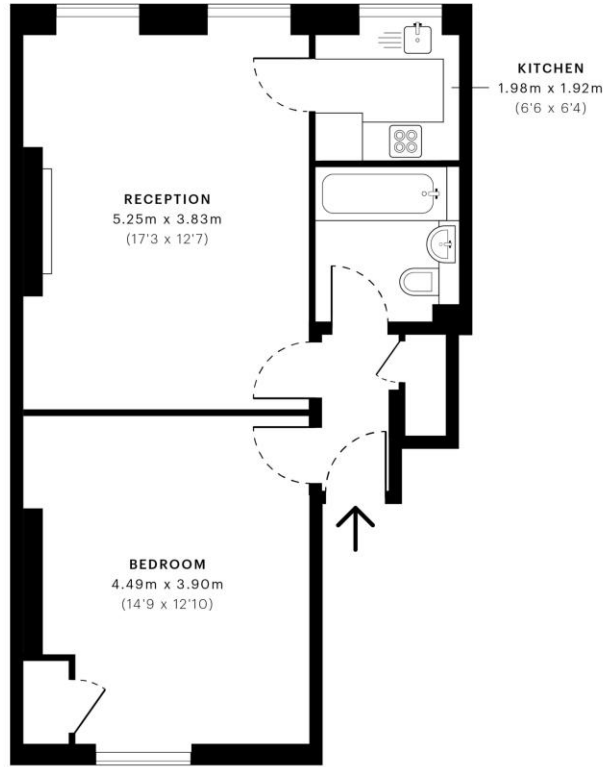
Winkworth

for every step...



Winkworth

for every step...



— Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
48.82 sqm / 525.49 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes exclusive reserved height
45.81 sqm / 493.09 sqft

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

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

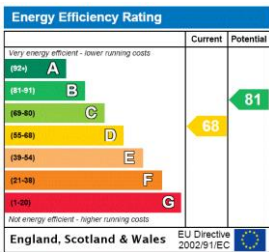


Spec verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors Property Measurement Standards. Photos and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual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

SPM3 2B RESIDENTIAL - 48.82 sqm / 525.49 sqft
SPM3 3C RESIDENTIAL - 45.81 sqm / 493.09 sqft

SPEC ID: 5639321bd9744c10dc34c841f

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.



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



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.