



**THE OLD SCHOOL, PRINCETON STREET, LONDON, WC1R
£1,250,000 LEASEHOLD**

AN ENGAGING AND COMFORTABLE THREE BEDROOM TWO BATHROOM DUPLEX FLAT WITH DOUBLE HEIGHT RECEPTION AND A PATIO GARDEN ALL IN VERY GOOD ORDER, SET IN THIS WELL REGARDED VICTORIAN SCHOOL CONVERSION QUIETLY LOCATED BETWEEN RED LION SQUARE AND BEDFORD ROW, BLOOMSBURY.

Leasehold: Approx. 976 years remaining | Ground Rent: Approx. £350 PA | Service Charge: Approx. £9,881 PA
| Council Tax: Camden Band G £3.351 | EPC: TBC

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

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DESCRIPTION: The apartment is on the ground and first floors of the original Victorian school building. There are three double bedrooms one of which is currently used as a study and two bathrooms, one of which is en suite. A double height reception room with overlooking mezzanine level creates a striking feeling of light and space. Off the reception is the conservatory which leads onto a charming patio garden. It is being sold by the long-standing owners who have lightly used it as a pied a terre. The Old School forms part of the Three Cups Yard development which sold out in 2001. Access to the flat is via Princeton Street off Red Lion Square. The location gives easy access to the City, the West End and The Legal Quarter. The nearest Underground stations are Holborn, Chancery Lane and Russell Square.



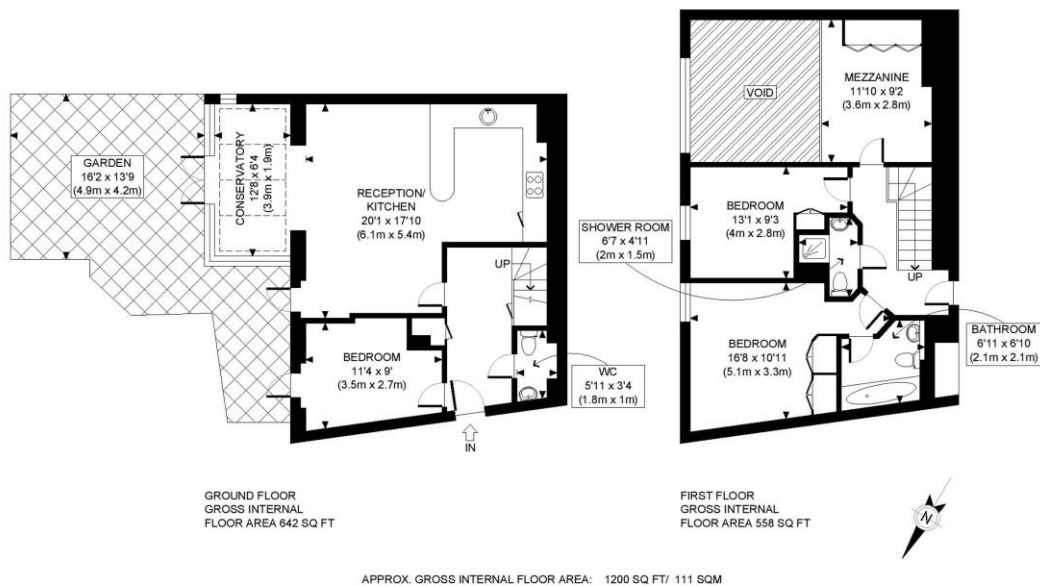
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PROPERTY PHOTO PLANS
THE EXPERT HELP FOR PROPERTY PHOTOGRAPHERS

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.

Tenure: Leasehold

Term: 975 year and 3 months

Service Charge: Approx. £9,881 per annum

Ground Rent: Approx. £350 Annually (subject to increase)

Council Tax Band: G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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