



**RUSSELL COURT, LONDON, WC1H**  
**£319,950 LEASEHOLD**

**DESCRIPTION:** A very attractive third floor flat at the rear of this large mansion block (with lift), available in good condition with a very long lease. Russell Court has a 24/7 Concierge and has undergone major refurbishment that is finishing soon. NB There is a Lettings Restriction at Russell Court that makes flats there inappropriate as buy-to-let flats. The property is just yards from Russell Square tube station and Russell Square itself. Its very close to UCL and LSE Universities and the well known Brunswick Centre and just a 15 minute walk into the West End, Covent garden and Soho areas. As a Pied de Terre this flat would be perfect.  
Leasehold Approx. 982 years remaining | Service Charge Approx. £4,200 p/a to include concierge, heating and hot water | Ground Rent: Peppercorn | Council Tax Band C £1710.63 PA.

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



for every step...



THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 233 SQ.FT

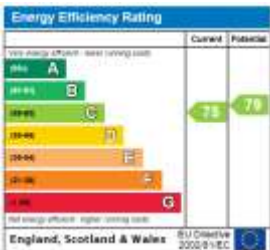


APPROX. GROSS INTERNAL FLOOR AREA: 233 SQ.FT/ 22 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

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.

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.



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