



**DERBY LODGE, BRITANNIA STREET, LONDON, WC1X
£395,000 LEASEHOLD APPROX. 99 YEARS REMAINING**

**A BRIGHT AND SPACIOUS ONE BEDROOM APARTMENT
PART OF A GRADE II LISTED BUILDING ON BRITANNIA
STREET.**

Clerkenwell & City | 020 7405 1288 | clerkenwell@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

The property comprises of an eat in kitchen, a double bedroom, reception room and a large bathroom. Britannia street is off Kings Cross Road, the apartment is conveniently located for Kings Cross St Pancras International, and it is walking distance from Bloomsbury. Gas is included in the rent. Given its strategic position it also benefits from having easy access to the shops and bistros on Upper Street and Exmouth Market, and with excellent access to transport links to the City and West End.



Winkworth

for every step...

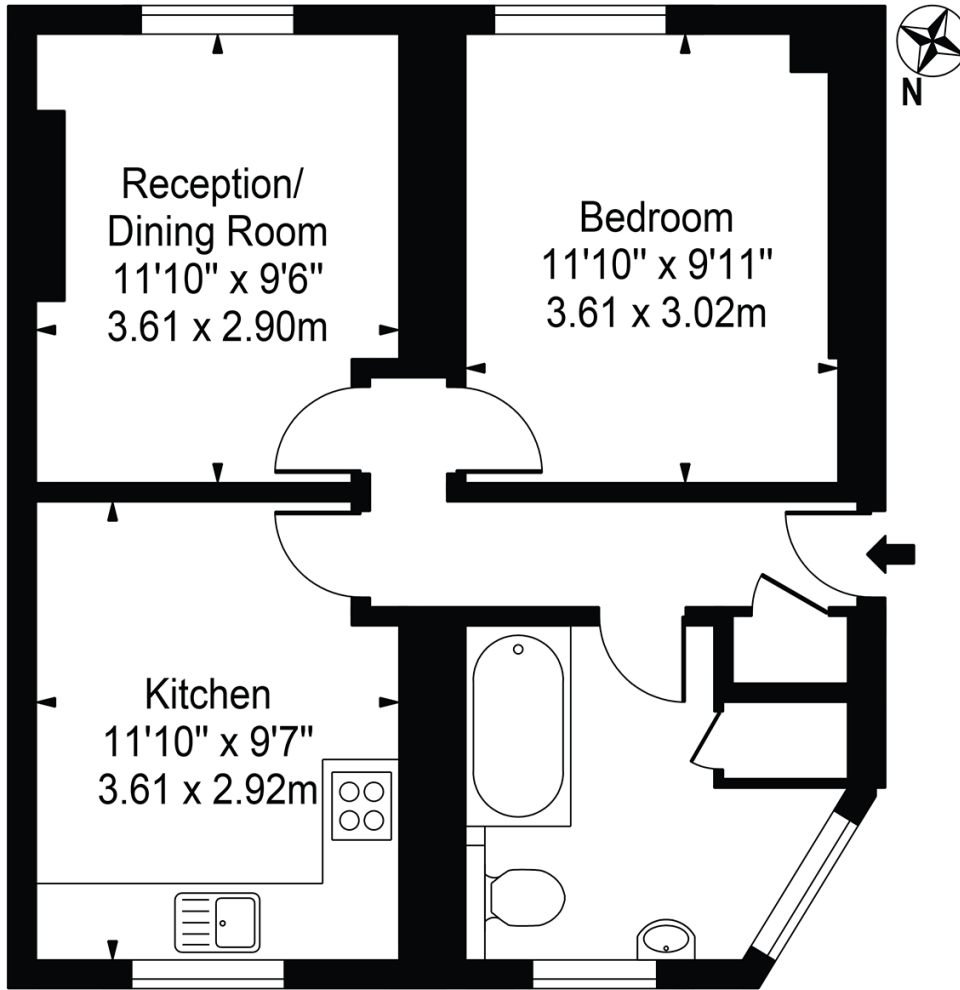


Winkworth

for every step...

Derby Lodge

Approx. Gross Internal Area 503 Sq Ft - 46.73 Sq M

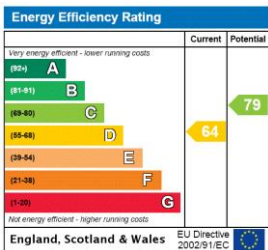


Fourth Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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: 99 year and 1 months

Service Charge: Approx. £3,300 per annum

Ground Rent: Approx. £10 Annually (subject to increase)

Council Tax Band: C

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.

Clerkenwell | 020 7405 1288 | clerkenwell@winkworth.co.uk

Winkworth

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.