



Exide House, Shaftesbury Avenue, London, WC2H 8EL

Asking Price £1,100,000 Share of Head Lease

A charming and interesting two bedroom apartment in exceptionally good order set on the second floor of a small and pretty late-Victorian mansion building towards the top end of Shaftesbury Avenue.



DESCRIPTION

A charming and interesting two bedroom apartment in exceptionally good order set on the second floor of a small and pretty late-Victorian mansion building towards the top end of Shaftesbury Avenue. The property has been carefully and meticulously refurbished by the architect owner for his own use employing high level design, workmanship and materials. There is air con and underfloor heating. The apartment has high ceilings and wonderful and interesting triple aspect views. The flat owners have collectively taken control of the headlease and have much improved the common parts. Exide House's location at the northern tip of Covent Garden gives good access to The British Museum, Oxford Street, The Legal Quarter as well as the exciting and full range of retail, dining and entertainment options of London's West End. The nearest Underground stations are Tottenham Court Road, and Leicester Square and Holborn.

Leasehold: 115 years remaining plus Share of Headlease | Camden Band E £2,101.57 PA

Service Charge: Share of outgoings + Reserve currently £4,000 PA, including sinking fund, insurance of the building & communal cleaning.



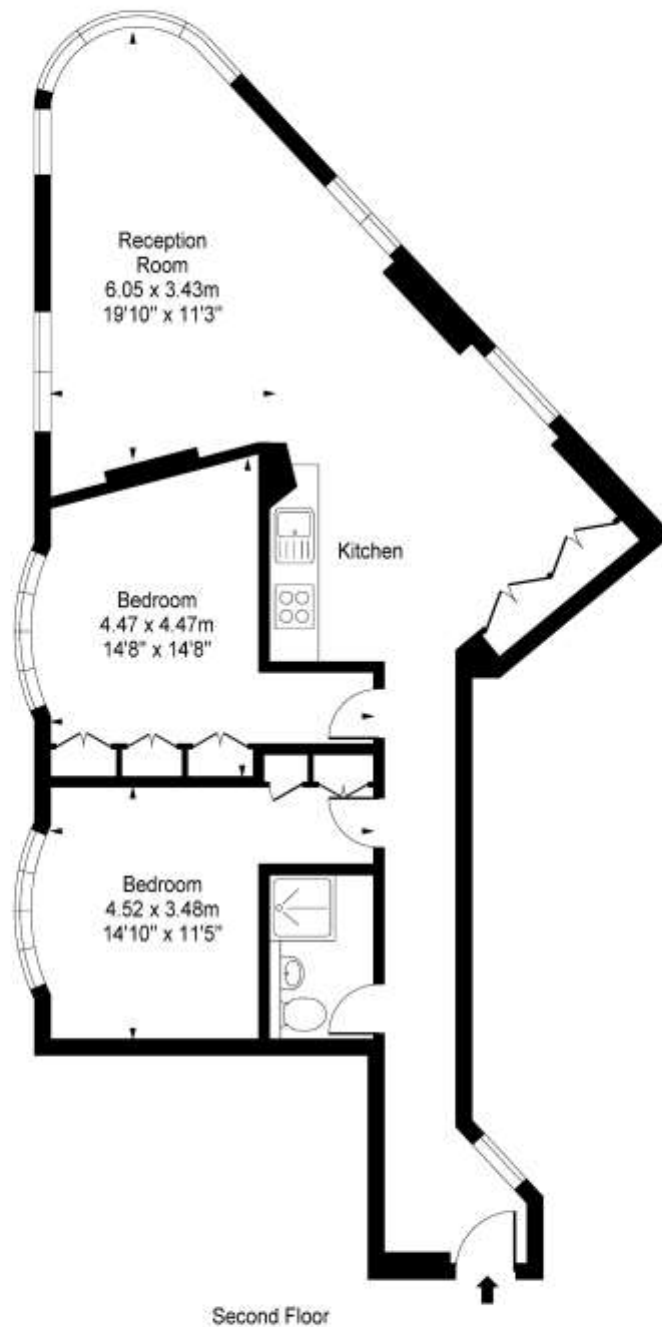
LOCATION

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Second Floor

Approx Gross Internal Area

903 Sq Ft - 83.92 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy
However all measurements are approximate.

The floor plan is illustrative purposes only and is not to scale

COUNCIL TAX - Band E £2,101.57 PA

LOCAL AUTHORITY - Camden

SERVICE CHARGE - Share of outgoings +
Reserve. Currently about £5,000 PA

LEASE- Approx. 115 years remaining

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.