

MUSEUM STREET, LONDON, WC1A
£1,100,000 SHARE OF FREEHOLD

A DELIGHTFUL TWO BEDROOM, TWO BATHROOM APARTMENT IN VERY GOOD ORDER ON THE SECOND FLOOR OF A SMALL MODERN DEVELOPMENT SET IN A PRIME BLOOMSBURY LOCATION.

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

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DESCRIPTION: The building has a generous lobby and good common parts. Stairs lead to the second floor porch. Within the apartment there is an entrance hallway, master bedroom with en suite shower room, family bathroom, second bedroom and a lovely triple-window open-plan reception/kitchen. The flat looks down onto Museum Street at the front. Museum Street is traffic restricted and runs between Bloomsbury Way and Great Russell Street in the heart of the Museum Quarter, and so is perfectly and quietly positioned for access to the British Museum, Oxford Street, UCL, SOAS, LSE, 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 (Crossrail) Russell Square and Holborn. Leasehold: 115 years remaining plus Share of Freehold | Camden Band G £2987.03 PA | Service Charge: Share of outgoings | Ground Rent: £400 PA



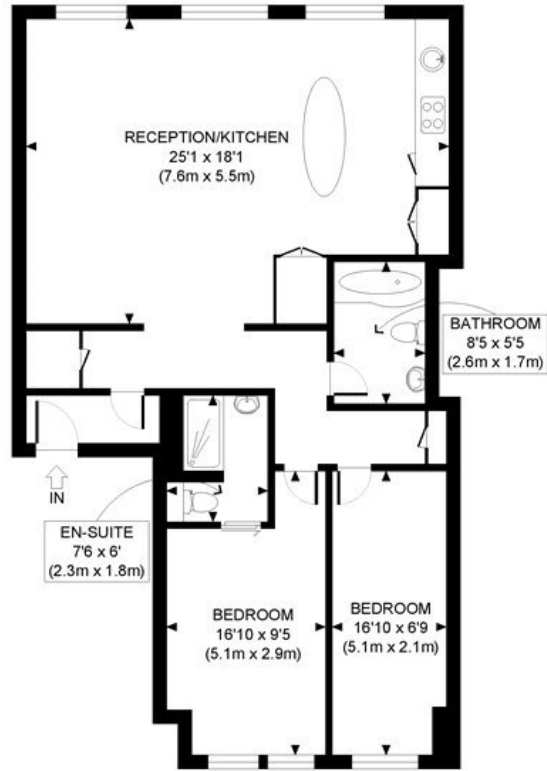
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SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 921 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 921 SQ FT/ 86 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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