



LDG

The
Creative
Property Team



UNIVERSITY STREET, WC1E 6JP
2 BEDROOM APARTMENT
£895,000 *subject to contract*





THE SPACE

This attractive apartment is situated on the SECOND FLOOR of this popular and well respected Art Deco block on the cusp of FITZROVIA and BLOOMSBURY.

Accommodation includes a bright RECEPTION ROOM with OPEN PLAN KITCHEN, TWO DOUBLE BEDROOMS and TWO BATHROOMS. All the rooms have southerly facing views over University Street.

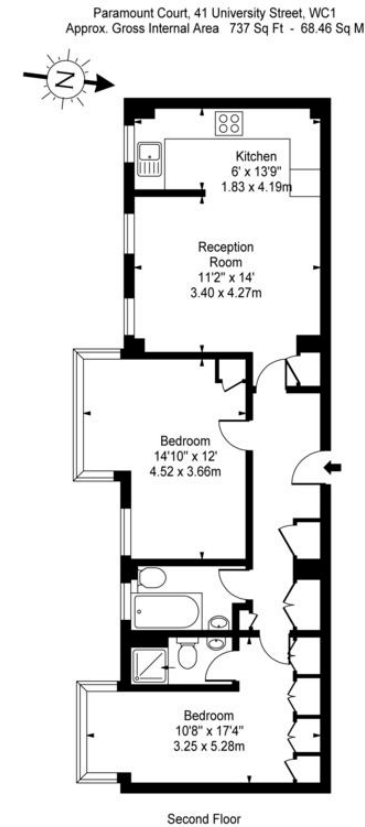
Paramount Court is a secure and well run purpose-built building close to the culinary delights of CHARLOTTE STREET and the village atmosphere of Store Street. Ideally located for access to the whole of the WEST END, you are just a short stroll from both WARREN STREET and GOODGE STREET underground stations, and strolling distance from EUSTON and KINGS CROSS.

ACCOMMODATION AND FEATURES

- RECEPTION ROOM
- TWO DOUBLE BEDROOMS
- OPEN PLAN KITCHEN
- BATHROOM AND EN-SUITE SHOWER ROOM
- SECOND FLOOR (LIFT)
- PORTERED BLOCK
- RESIDENT'S PARKING



For clarification purposes we would advise purchasers that these particulars were prepared in good faith to give a general description of the property. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are for guidance purposes and if such details are of vital importance, purchasers must make their own enquiries.



For Illustration Purposes Only - Not To Scale Floor Plan by www.pixandplans.com Ref: No.1207

This floor plan should be used as a general outline for guidance only and do 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.

ADDRESS

University Street, Bloomsbury, London,

POSTCODE

WC1E 6JP

COMMUTE

Warren Street 290m

Goodge Street 350m

Euston Square 350m

Great Portland Street 700m

EATS

- Franco Manca
- The Life Goddess
- Honey & Co
- American Church Street Market

COFFEE & MORE

- Planet Organic
- Simmons Bar
- TAP Coffee No.114
- Store Street Espresso

STRETCH OUT

- Fitness First
- Good Vibes
- Sohot Bikram Yoga



VERY IMPORTANT

PRICE £895,000 subject to contract

Price per sq ft £1,214.38

Service Charge £TBC

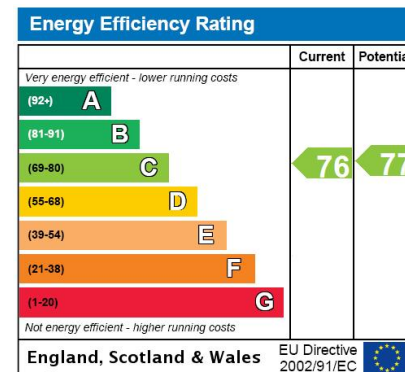
Ground Rent £TBC

Council Tax Camden London Borough Council Band E, £1,732

Tenure Leasehold 125 years from 25 March 1983 therefore approx 91 years remaining unexpired.

Resident's Parking Camden Zone C

I should rent out for £575 per week



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