

tavistockbow

For Sale



People Make Places



Guilford Street, Bloomsbury WC1

3 bedrooms | 1,475 sqft

£1,999,500





Located in prime Bloomsbury, this exceptional garden apartment has three generous bedrooms, three bathrooms plus a guest WC. The well-proportioned open plan living space opens directly on to a rare private garden, with separate dining and seating areas perfect for al-fresco entertaining.

What you need to know

- Three Bedrooms
- Three Bathrooms
- Beautiful Private Garden
- Lateral Space
- Exceptionally Presented
- Recently Refurbished
- Modernised Georgian Building
- Prime Bloomsbury Location
- Close to Brunswick Centre
- Numerous Transport Links



Guilford Street, Bloomsbury WC1



Overview

Benefiting from its own private entrance, this well proportioned lateral apartment is located on leafy Guilford Street, only moments from the brutalist Brunswick Centre with it's modern array of shops, restaurants and an independent cinema, as well as the open spaces of Coram's Fields and Russell Square.

Featuring a generous open-plan main living living and three generous bedrooms each with their own en-suite bathroom, plus a guest WC. French doors open onto to a sunken dining area, with stairs leading to a separate secluded outdoor seating area and beautiful garden space packed with flowering plants and shrubs.

Originally developed in 2013, 73 Guilford Street features seven exclusive apartments created within a handsome Georgian building. The garden apartment has been recently refurbished to an exceptional standard, creating a unique space perfect for modern living within an attractive period building in a sought after and central location.





Further benefits include an additional storage vault perfect for bikes and luggage.

Without doubt one of the prettiest areas of central London, not to mention one of the best connected, Bloomsbury boasts some of London's most beautiful Georgian architecture and numerous garden squares, as well as the wonderful Lamb's Conduit Street with its village feel and coffee shops, restaurants and independent boutiques. The Eurostar terminal and Kings Cross Station are within a 10 minute walk to the north, with Covent Garden and the West End a similar distance West. Clerkenwell and the City Fringe is located just east of nearby Gray's Inn Road, with the Inns of Court and Lincoln's Inn just to the south in nearby Holborn.





WHAT WE LOVE

- Beautiful period building
- Modern apartment
- Large private garden
- Timber floors throughout
- Large storage vault.



WHAT YOU NEED TO KNOW

- London Borough of Camden
- Council tax band G
- Council tax £3,166.79
- Service charge £2,401.79
- Ground rent £300



People Make Places

London is collection of inspiring urban villages and one of the most exciting places in the world to live, work & play.

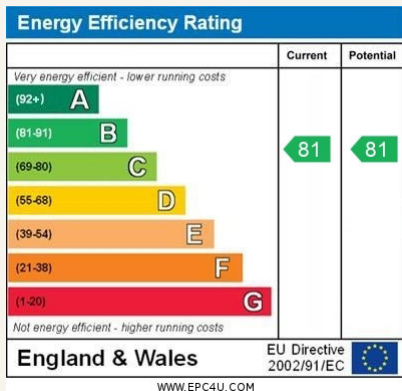
We work with both property owners and their occupiers, sharing the story of these vibrant neighbourhoods, conveying the unique soul & energy to future custodians, the people who'll keep them buzzing.

And unlike many real estate businesses we're not just about buildings, because streets & buildings don't make a neighbourhood.

We're about building relationships, because **people make places**.

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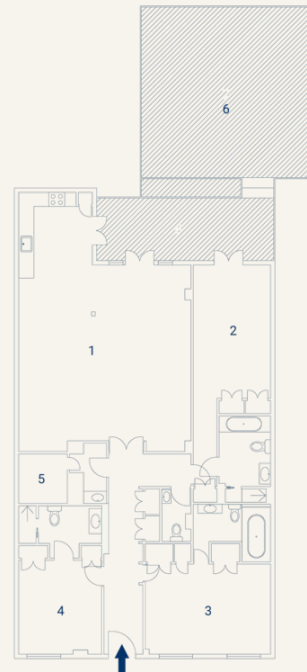
Guilford Street, WC1N

Approximate Gross Internal Area 137 sq m / 1475 sq ft
Excluding External Garden of 72 sq m / 775 sq ft



Basement

1 Living / Kitchen / Dining 6.18 x 9.22M 20'2" x 30'2"	2 Bedroom 3.00 x 8.32M 9'8" x 27'2"	3 Bedroom 4.56 x 3.97M 14'9" x 13'0"	4 Bedroom 2.94 x 3.32M 9'6" x 10'8"	5 Storage 1.70 x 1.74M 5'5" x 5'7"	6 Garden 8.15 x 8.92M 26'7" x 29'2"
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Floorplan produced for Tavistock Bow. Illustration for identification purposes only and not to scale. All measurements are approximate and not to be relied upon.

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