



Burleigh House, Camden

Asking Price £800,000

Battersea and Nine Elms Estates present this excellent 2 bedroom in Burleigh House with a Share of Freehold. This exemplary apartment features a bright open-plan kitchen and reception room is perfect for entertaining and opens onto a private west-facing balcony. The modern kitchen includes integrated appliances: full-size dishwasher, fridge-freezer, washer-dryer, concealed extractor, and under-unit lighting. The spacious principal bedroom features ample storage and an en-suite bathroom. A second double bedroom is served by a separate shower room off the hallway. This apartment is nestled within the Bloomsbury Gardens development by Crest Nicholson, the property combines contemporary design with modern amenities in a well-maintained setting between the City and West End.

Set moments from Coram's Fields and St Andrew's Gardens, Burleigh House offers superb access to Covent Garden, Soho, and the West End. Nearby Lamb's Conduit Street and the Brunswick Centre provide excellent local shopping, dining, and leisure options. Exceptional transport links include King's Cross, Chancery Lane, and Farringdon stations—with easy access to Underground, Thameslink, and the Elizabeth Line.

*Photos have been digitally dressed for marketing purposes.

Approximately 988 years remaining on lease
Ground rent amount: Ask Agent
Ground rent review period: N/A
Service charge amount: approx. £5,375pa
Service charge review period: Ask Agent
Council tax band: F (Camden Council)

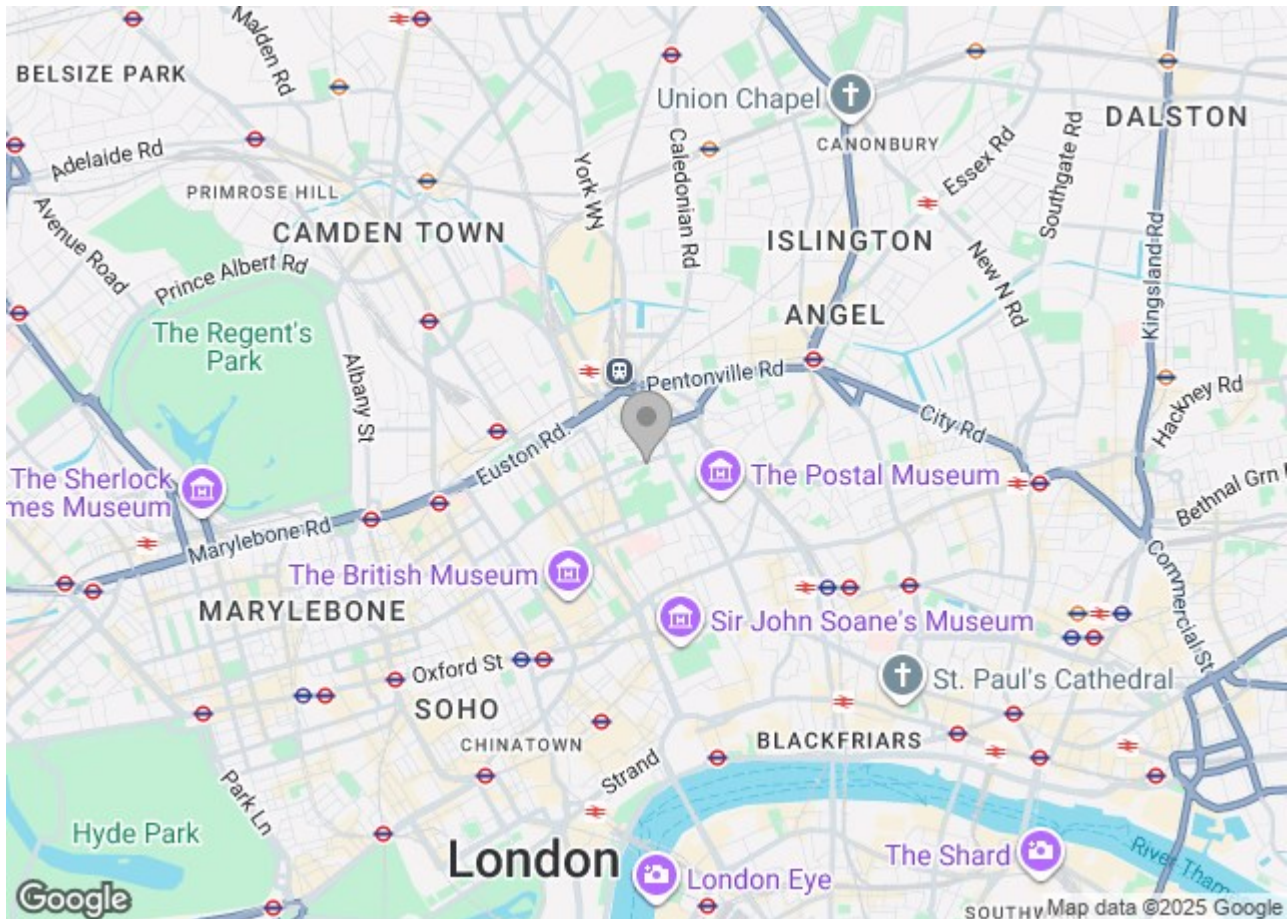
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access | Cladding: EWS1 Certificate available.

To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Camden Council Website, Planning & Building Control

Westking Place London

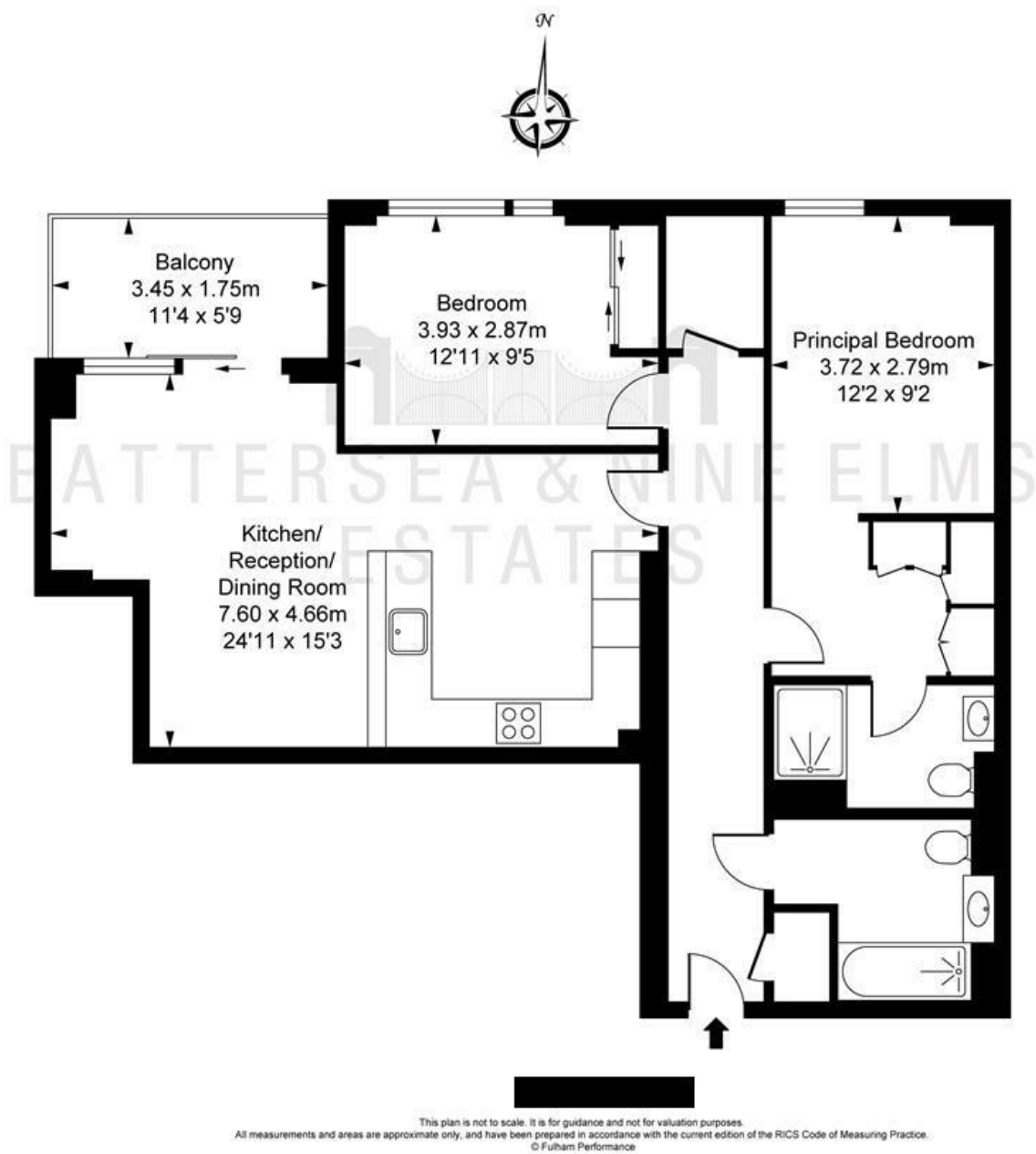


- 870 sqft
- Two bedrooms
- Two bathrooms
- West facing balcony
- Modern build
- Private balcony





Burleigh House,
Westking Place, WC1H
Approximate Gross Internal Area
80.92 sq m / 871 sq ft



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	