



## Burleigh House, Camden

**Asking Price £800,000**

Battersea and Nine Elms 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.

\*Photos have been digitally dressed for marketing purposes.

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.

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)

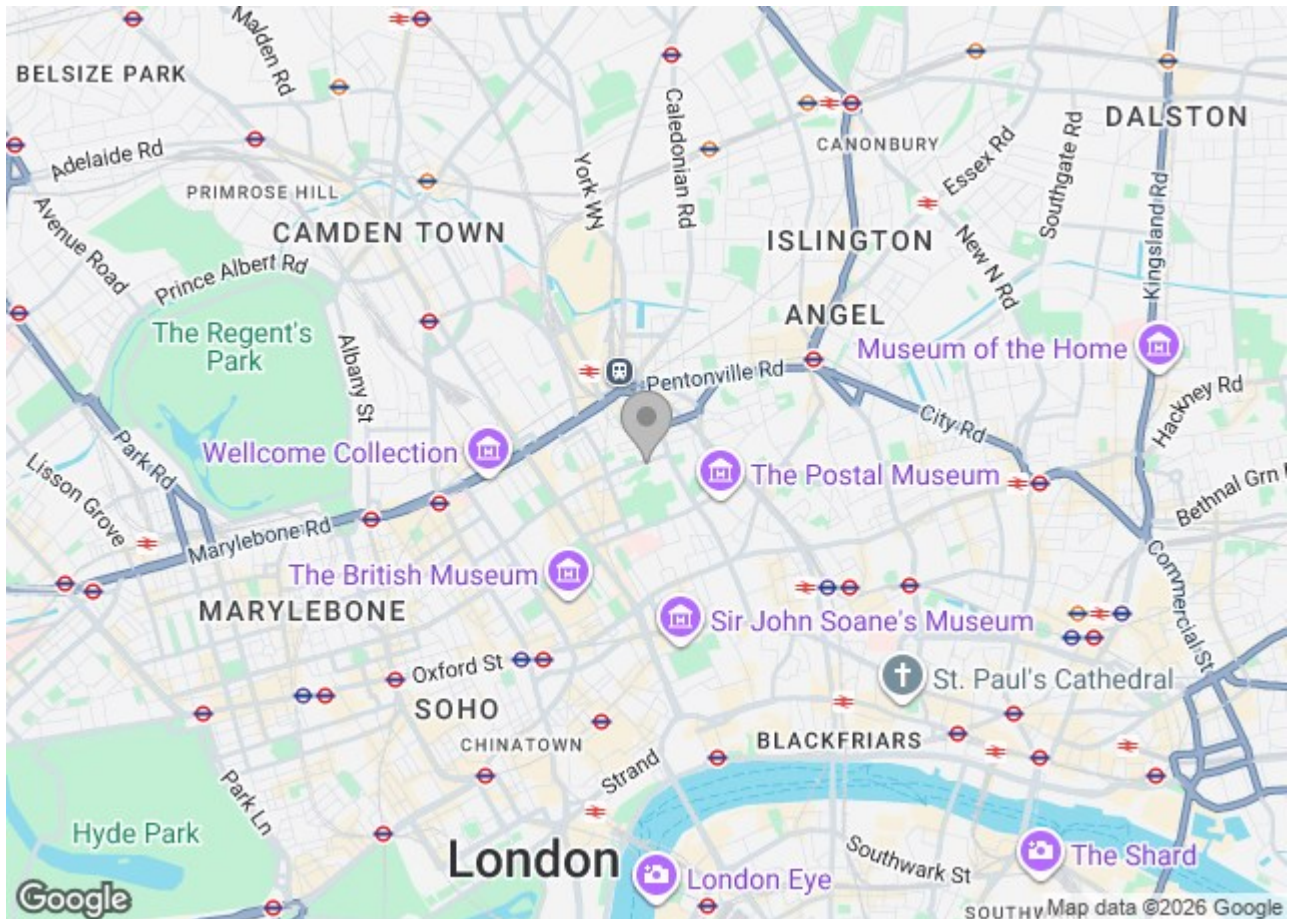
Electricity supply – Mains | Heating | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access | EWS1: Ask Agent

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



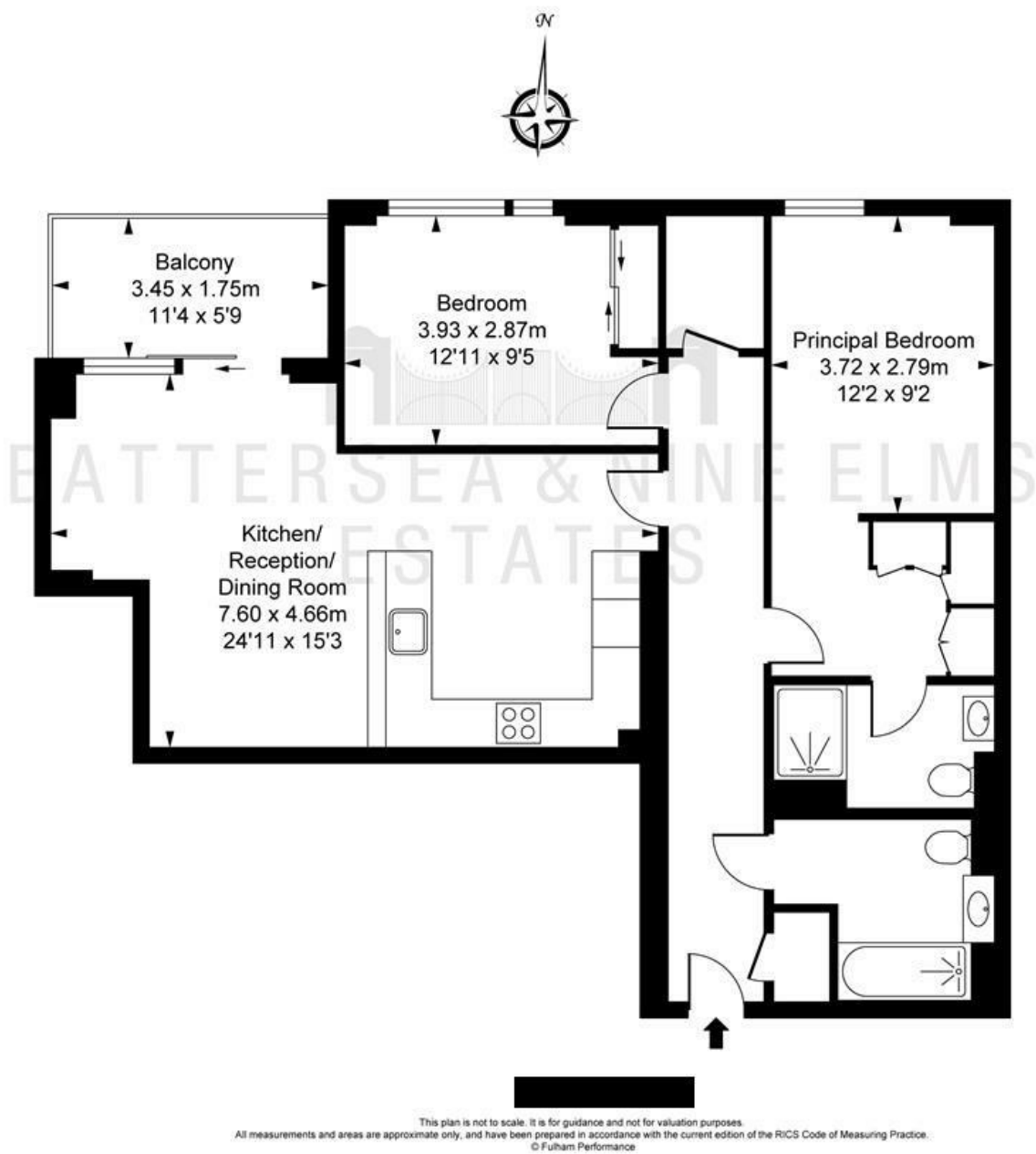
- 870 sqft
- Two bedrooms
- Two bathrooms
- West facing balcony
- Modern build
- Private balcony







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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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