



**BATTERSEA & NINE ELMS
ESTATES**

Call our Sales Team on
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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. 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

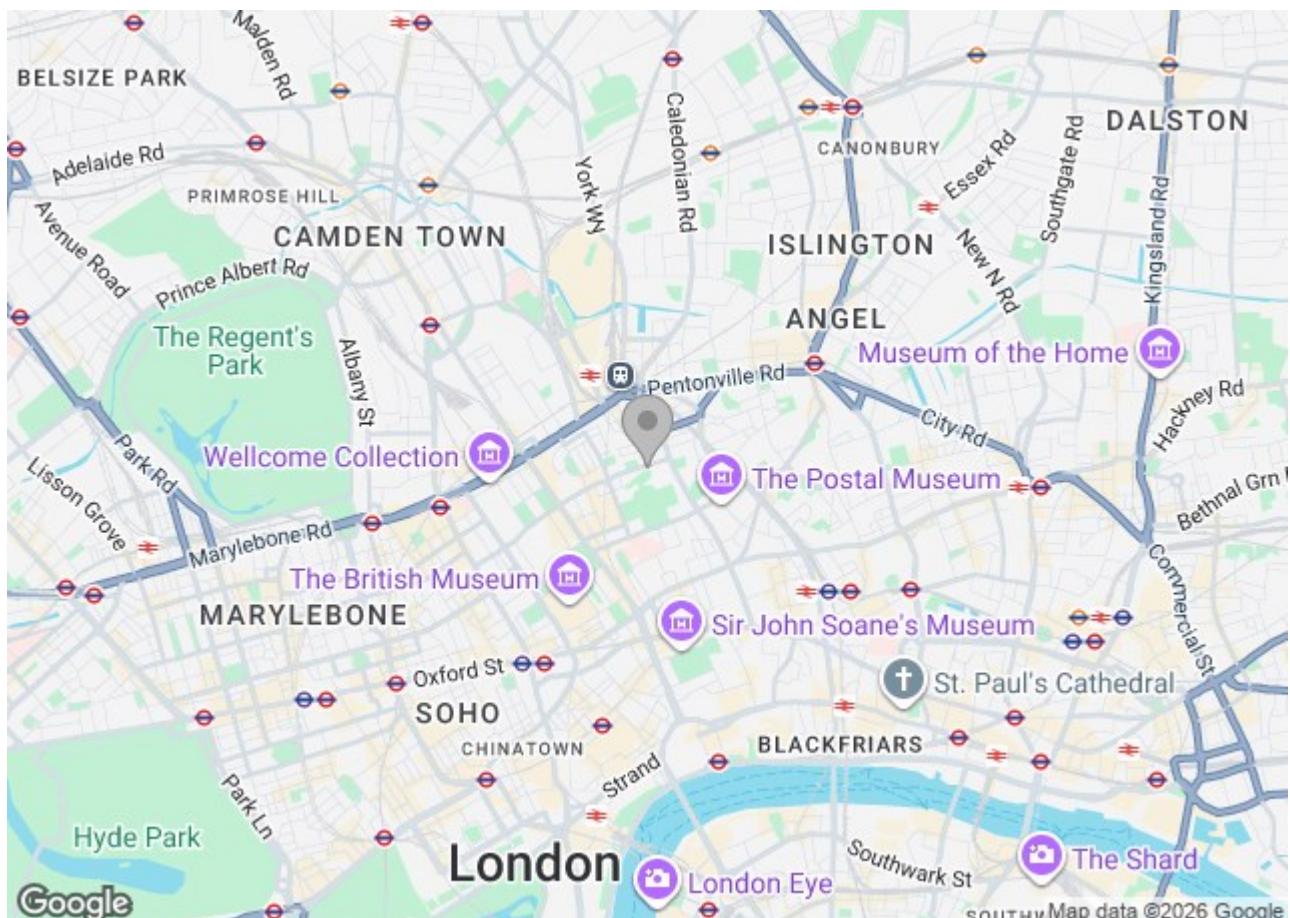
To check broadband and mobile phone coverage please visit Ofcom

To check planning permission please visit Camden Council Website, Planning & Building Control'

Westking Place London



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

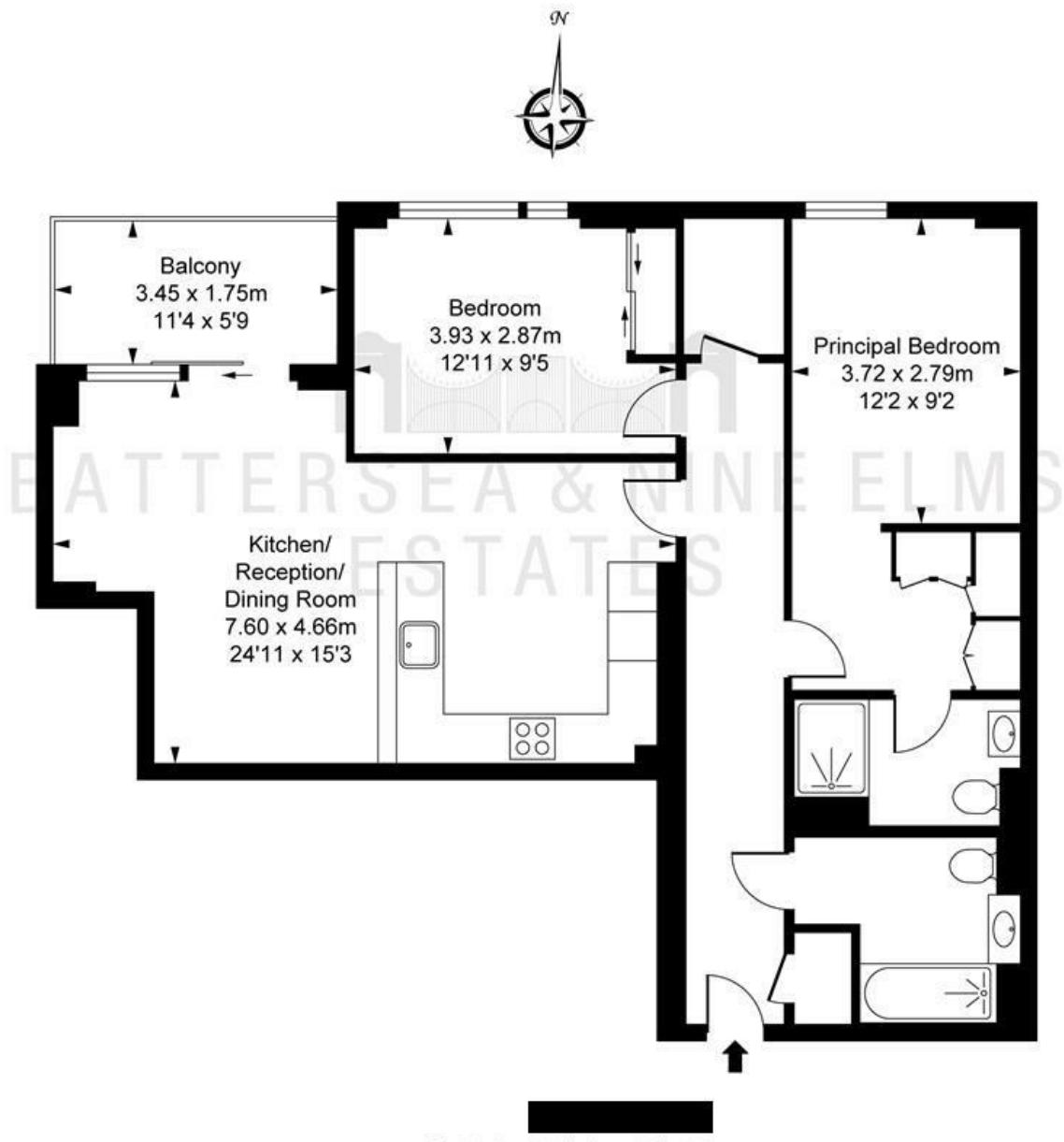




Floor Plan

Burleigh House, Westking Place, WC1H

Approximate Gross Internal Area
80.92 sq m / 871 sq ft



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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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		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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