



70 Guilford Street, WC1

An opportunity to purchase an unbroken residential freehold in Bloomsbury, prime central London



Executive Summary

- Freehold
- Central Bloomsbury London WC1
- A selection of eight self-contained 1, 2 & 3 bed apartments
- 4,868 sqft (net saleable area)
- Strong capital and rental growth potential
- Guide price £5,500,000 (stc) / £1,129 psf



70 Guilford Street

London WC1

FOR SALE:

- Freehold
- 8, C3 residential units
- 1, 2, 3 bedrooms apartments.
- Central Bloomsbury location
- Period conversion
- 0.15 miles to Russell Square tube station (2 min walk)
- 4,868 sqft NSA

Rent Passing:

- £206,376 per year

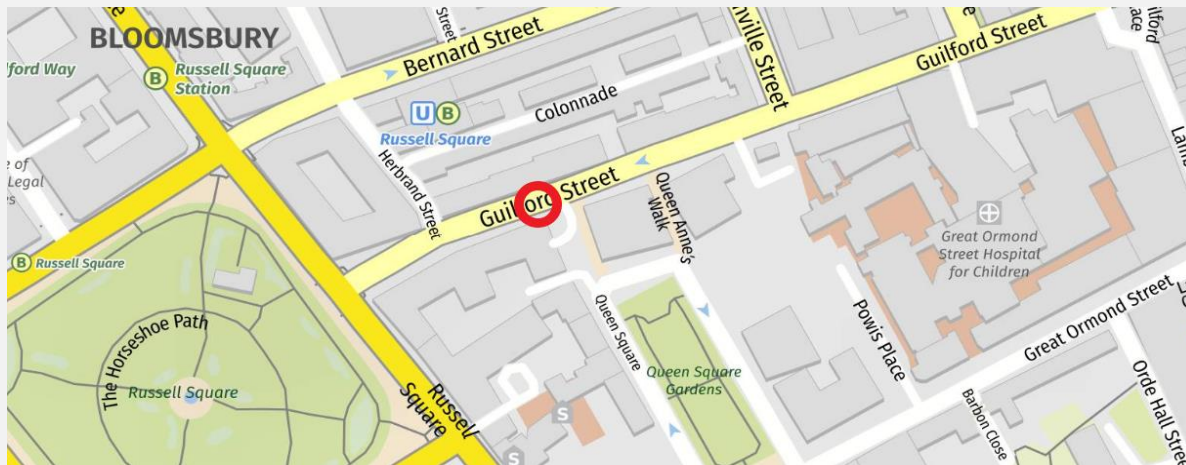


Unit	Floor	NIA Sq ft	Type
1	LG	700	2B 1B
2	LG	465	1B 1B
3	RG	851	3B 2B
4	FF	983	3B 3b
5	SF	476	1B 1B
6	SF	471	1B 1B
7	TF	469	1B 1B
8	TF	453	1B 1B
		4,868	



FURTHER INFORMATION

70 Guilford Street, London, WC1N 1DF



EPC

Available upon request.

Viewings

Inspections can be arranged with prior notice through sole agents Sq. One Real Estate.

VAT

We understand the property is not subject for VAT.

Proposal

Guide price **£5,500,000** for the freehold interest, equating to an attractive PSF of £1,129

Contact Details

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