



Flat 9, Burleigh House Westking Place, London, WC1H 8AQ

Asking price £800,000

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Districts London 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.

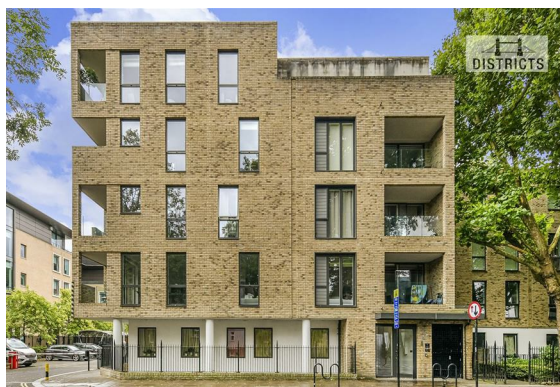
*Photos have been digitally dressed for marketing purposes.

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)

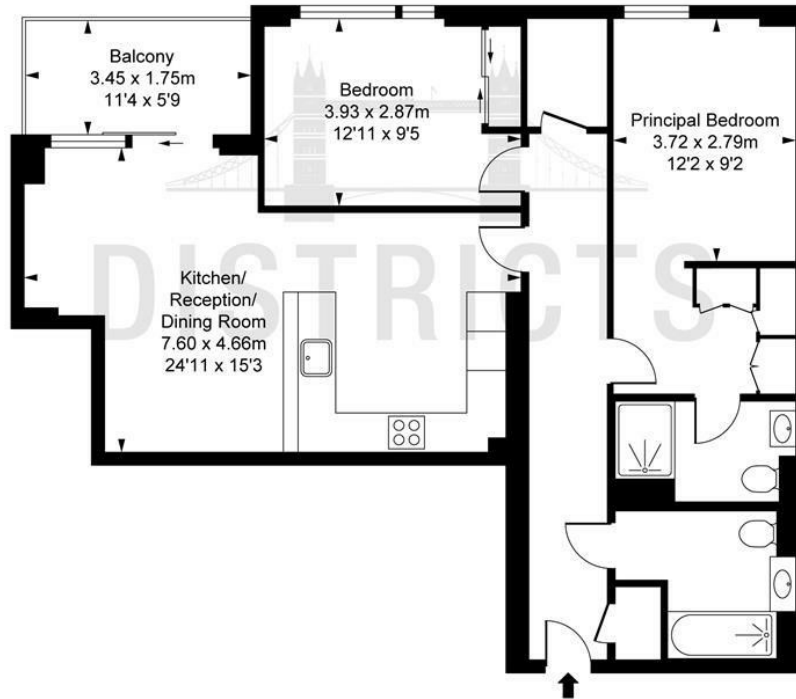
Electricity supply – Mains | Heating | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access | Cladding: EWS1 Certificate available.

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





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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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

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