



Bedford Row

London, WC1R

Asking Price £650,000

Introducing a simply stunning one-bedroom apartment nestled in a beautifully restored red brick conversion development, located just a stone's throw away from the Holborn and Chancery Lane underground stations. This prime location places you in the heart of London's vibrant and dynamic centre, ensuring convenient access to the city's extensive transport network.

The enviable position of this boutique development means that you are within easy reach of some of the capital's most famous social hotspots. Covent Garden and Leicester Square are just a short stroll away, both renowned for their lively atmosphere and cultural attractions. Here, you will find a vast array of superb bars, restaurants, and cafes, offering a rich selection of culinary delights and entertainment options that cater to all tastes.

The apartment itself is situated on the second floor, boasting a state-of-the-art specification that ensures a luxurious and contemporary living experience. The interiors feature engineered wood flooring that adds a touch of elegance and warmth throughout the space. The open-plan reception area is designed to maximize space and light, creating a welcoming environment perfect for relaxation and entertaining guests.

The integrated kitchen is equipped with top-of-the-line appliances and modern fittings, making it a chef's dream and ideal for those who enjoy cooking and dining at home. The luxury bathroom is designed with meticulous attention to detail, offering a serene and stylish retreat to unwind in.

Beyond its aesthetic and functional appeal, this property also presents an excellent opportunity for owner-occupiers and investors alike. Its proximity to the prestigious London School of Economics enhances its attractiveness as a rental property, ensuring a steady demand from students and professionals seeking quality accommodation in a prime location.



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- Short walk from Chancery Lane and Holborn underground
- Daytime concierge
- Luxury specification
- Envious location
- Open plan reception
- Stunning red brick conversion



Tenure: Leasehold 986 years 11 months

Service Charge: £7850

Ground Rent: £350

Local Authority: Camden

Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

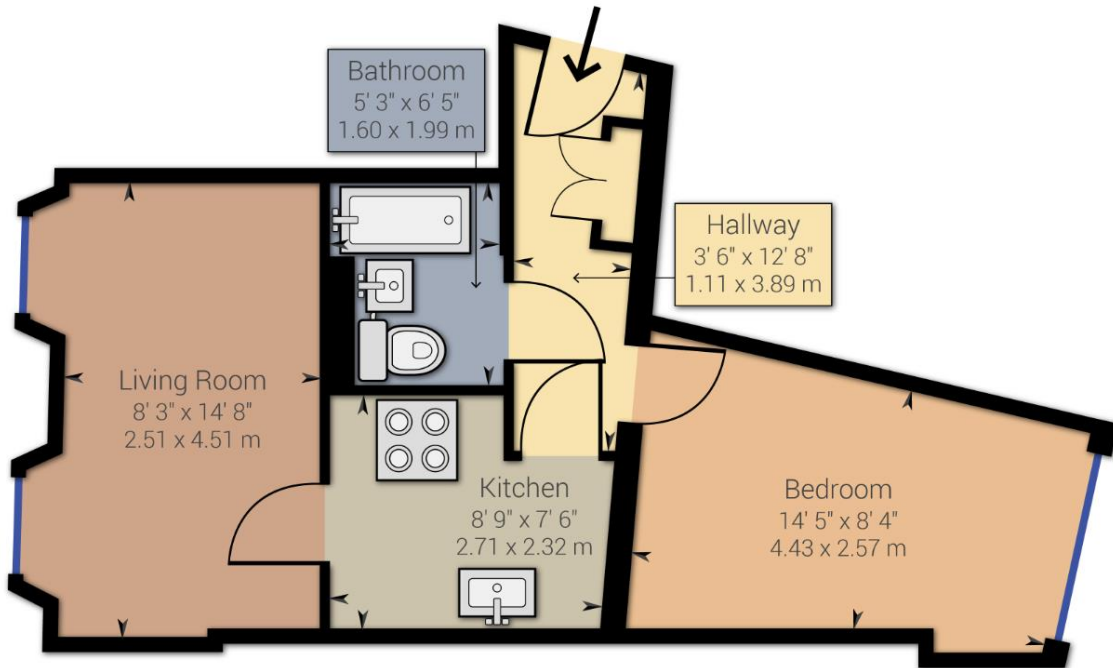
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Approximate net internal area: 401.86 ft² / 37.33 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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