



The Belvedere Apartments, Bedford Row, London, WC1R 4LL

£695 Per Week

A unique opportunity to live in a luxury restored building located on a leafy road in the middle of Holborn.

This first floor 2 bedroom apartment faces East over Bedford Row and offers a fully furnished interior that provides for modern living within a character building.

Features include a bright reception room with solid wood flooring an open plan fully appointed German kitchen, a marble bathroom complete with a water proof built in television and two double bedrooms.

Holborn Station & Chancery Lane are both a short walk away as are the bars, shops and restaurants surrounding Bedford Row. LSE & UCL are all within close proximity a is Grays Inn Gardens and it's numerous Barristers chambers.

Comes furnished.

PROPERTY AVAILABLE FROM 08.08.2022

- Short Walk To Tube Stations
- Central Holborn
- Fully Restored Building
- Luxury German Kitchen
- Marble Bathroom
- 2 Double Bedrooms
- Original Features
- Porter
- Furnished
- Available From 08.08.2022

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THE BELVEDERE APARTMENTS



KITCHEN



BEDROOM 1



RECEPTION ROOM

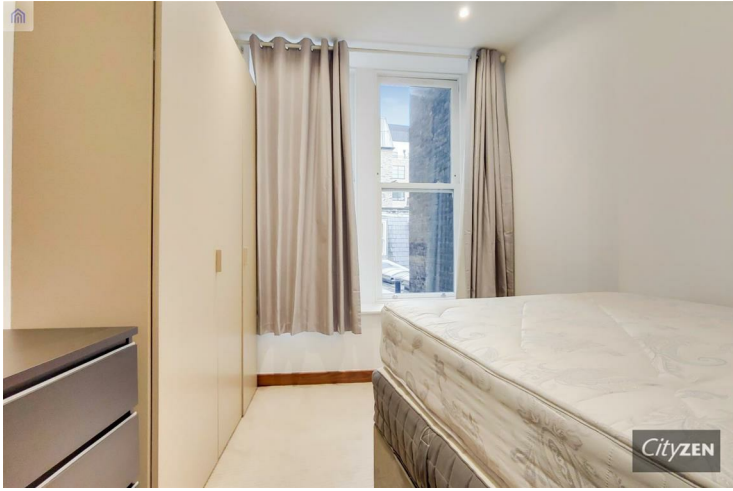


BEDROOM 1



RECEPTION ROOM

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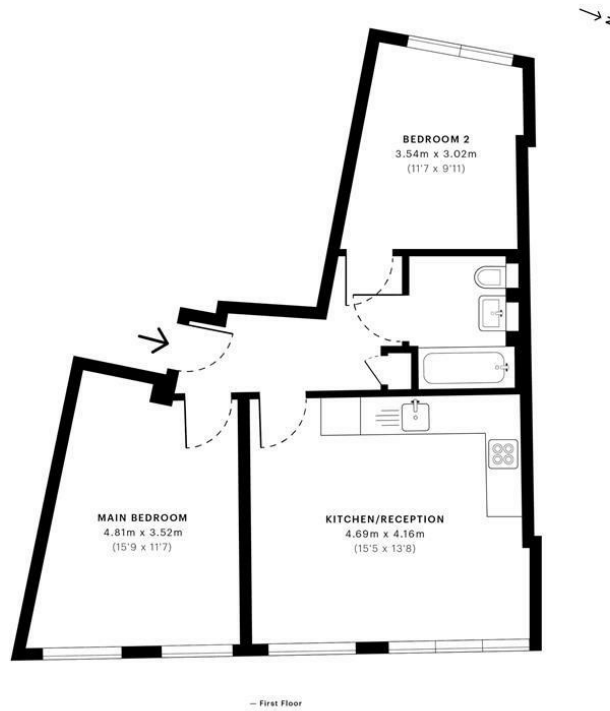
BEDROOM 2



BEDROOM 2



BATHROOM



GROSS INTERNAL AREA (GIA)
The footprint of the property
54.17 sqm / 583.08 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes measurements of restricted head height
51.51 sqm / 554.45 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2B RESIDENTIAL: 55.63 sqm / 598.60 sqft
IPMS 2B COMMERCIAL: 53.30 sqm / 573.72 sqft

spec Verified
RICS Certified Property Measurer

spec id: 5f6f69364c7e010d2ba763f8d



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(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	87	87
(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

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.