

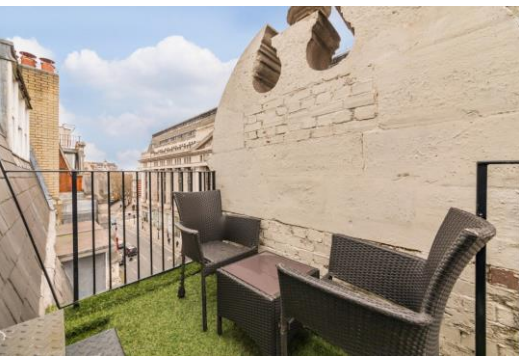


# Bristol House

Southampton Row, WC1B

Asking Price £1,350,000

A bright and well-presented three bedroom penthouse apartment in a classic Bloomsbury redbrick building on Southampton Row. Ideally located for UCL, LSE, the Inns of Court, The West End and The City.



# Bristol House

Southampton Row, WC1B

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A bright and well-presented three bedroom penthouse apartment in a classic Bloomsbury redbrick building on Southampton Row, WC1. This fifth floor residence features two double bedrooms, both with en-suites. There is a study off the open plan living area which can work as a third bedroom. In addition there is a guest shower-room. Enjoying plenty of natural light and a balcony, this property is well located for access to UCL, LSE, the Inns of Court, The West End and The City. The nearest Underground stations are Russell Square and Holborn.

**Tenure:** Leasehold 172 years 1 months  
**Service Charge:** £8008 as advised by vendor  
**Ground Rent:** £200 as advised by vendor  
**Local Authority:** London Borough Of Camden  
**Council Tax Band:**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

### *Chestertons Covent Garden Sales*

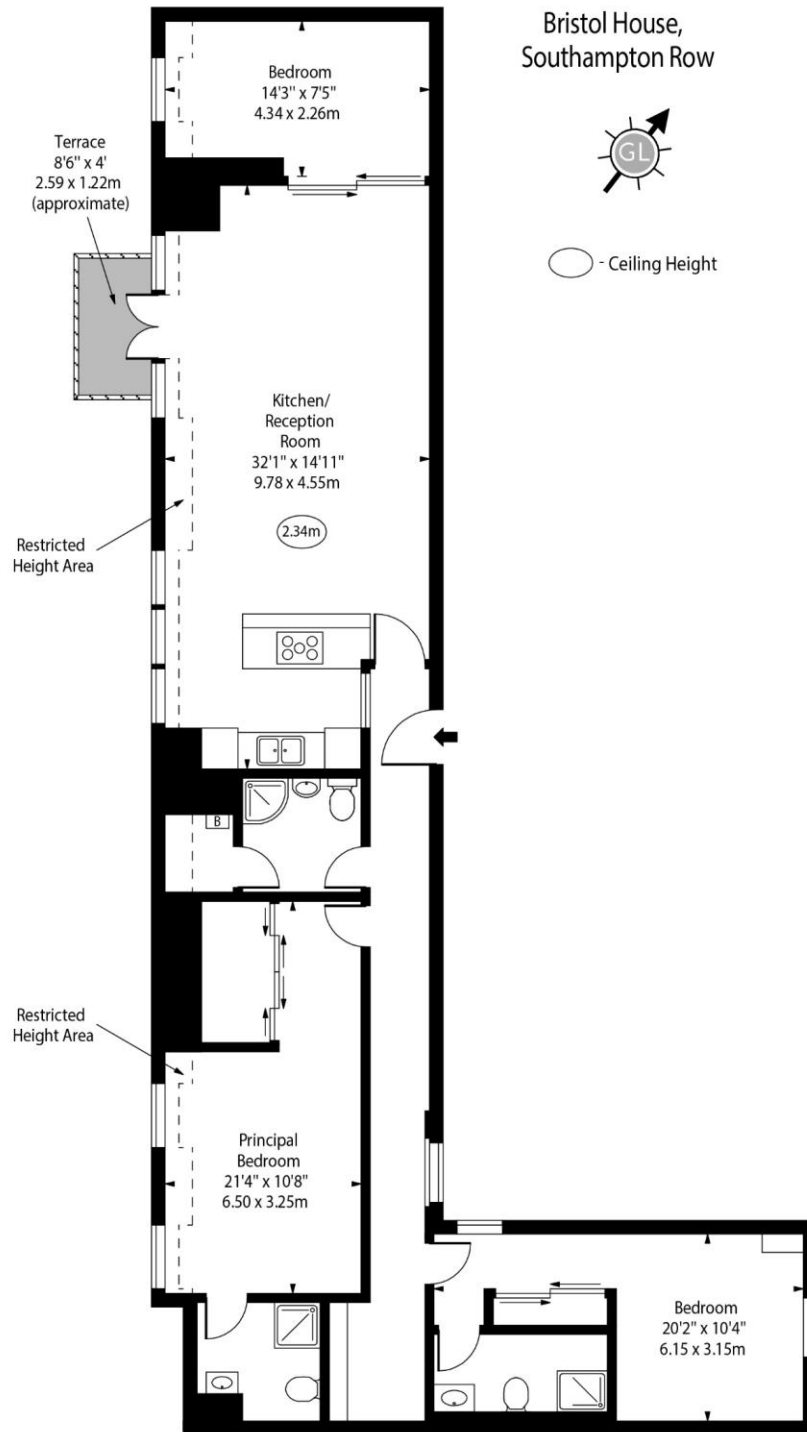
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 London  
 WC2H 8JF  
 coventgarden@chestertons.co.uk  
 020 3040 8300  
 chestertons.co.uk



Bristol House,  
Southampton Row



○ - Ceiling Height



Fifth Floor

Approx Gross Internal Area 1210 Sq Ft - 112.41 Sq M

Approx. Floor Area Including Restricted Heights 1270 Sq Ft - 120.31 Sq M

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 023147K

