



Theobalds Road

London, WC1X

Asking Price £460,000

Step inside and look up. That's when it hits you—the soaring ceiling height that transforms this studio from simply functional into genuinely breathtaking. This isn't about square footage on paper; it's about the volume of air, light, and possibility that fills every corner of this remarkable space.

The moment you walk through the door, you'll feel it: that rare sense of breathing room in the heart of London. The generous ceiling height creates a cathedral-like quality, while dual-aspect windows pour natural light across the original wood floors, creating patterns that shift with the day. Morning coffee feels different here. Evening wind-down feels different here. Everything feels more expansive, more yours.

CHESTERTONS



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This is a home where you can actually think, create, and live—not just exist between four walls.

The magic is in the proportions. High ceilings and dual-aspect windows create a sense of volume that defies the studio category. Natural light floods in from two sides—a rarity that prevents that "cave dwelling" feeling so common in London flats.

The open-plan kitchen is sleek and modern, designed for someone who actually cooks (or wants to start). The three-piece shower room is discreetly positioned, maintaining the flow of the main living space.

Period building charm meets contemporary living: original wood floors, tall windows with deep sills, the kind of architectural details that remind you this building has stories to tell.



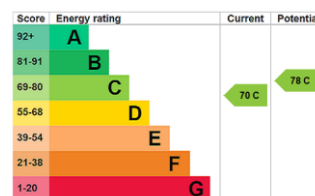
Living on Theobalds Road means you're planted firmly in one of London's most intellectually vibrant neighbourhoods. Bloomsbury doesn't shout—it whispers culture, history, and possibility.

Walk 5 minutes to Brunswick Centre for your flat white at Waitrose café, or discover the independent roasters tucked along Lamb's Conduit Street. The British Museum? That's your local. Your Saturday morning routine might just become wandering through millennia of human history before brunch.

The beauty of this location is choice. Head to Exmouth Market for natural wine and small plates, dive into the theatre district in under 10 minutes, or discover the hidden pubs of Clerkenwell where legal London has been drinking since the 1500s. Gray's Inn Gardens—one of London's secret green spaces—becomes your private park.

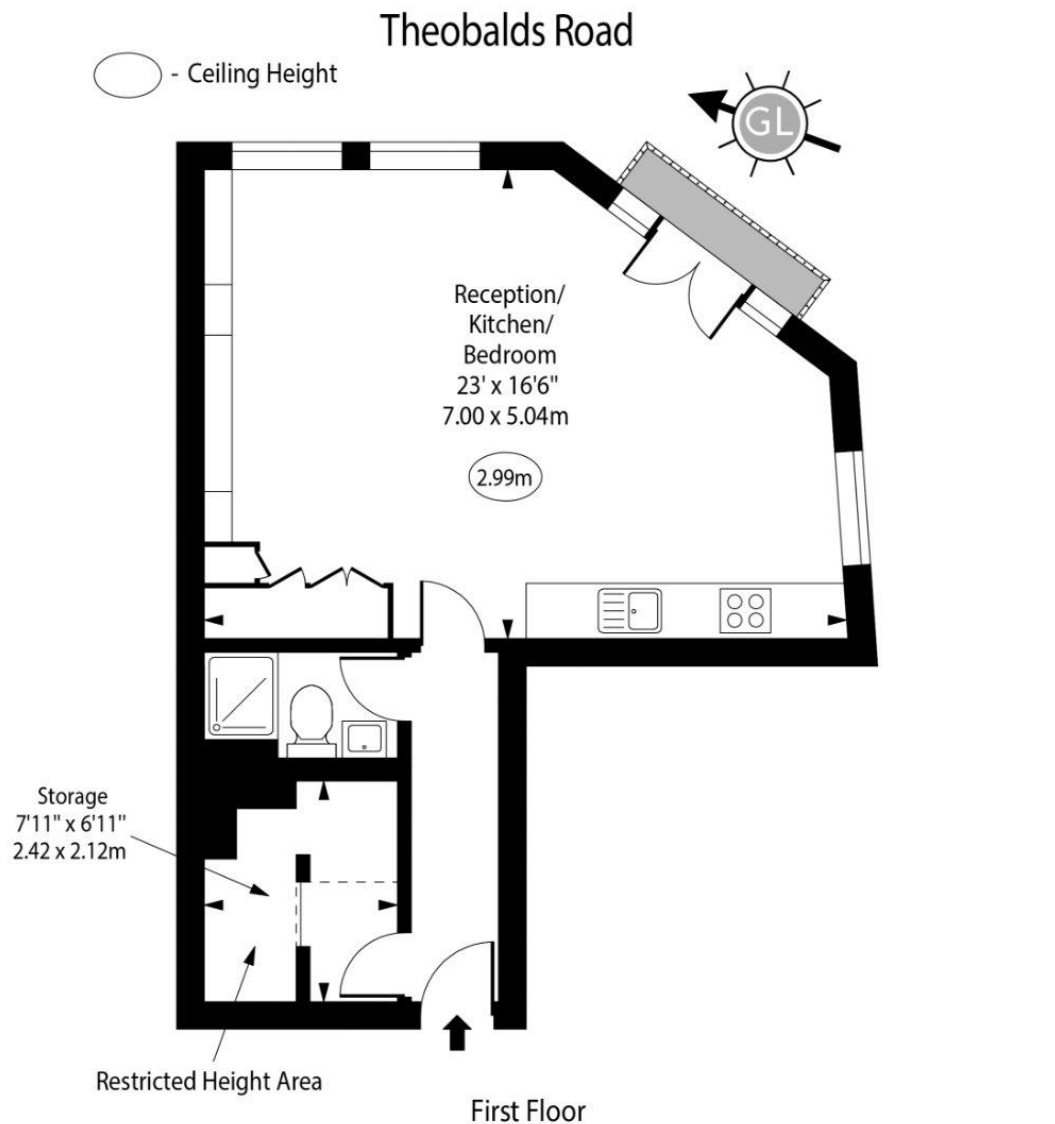
Forget the phrase "commute nightmare." You're equidistant from King's Cross, Farringdon, Chancery Lane, and Russell Square. The Elizabeth Line, Northern, Central, Piccadilly, Metropolitan, and Circle lines are all within a 10-minute walk. **You're not just connected—you're at the centre of everything.**

Tenure: Leasehold 104 years
Service Charge: £1,250 per annum
Ground Rent: £200
Local Authority: Camden
Council Tax Band: C



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Approx Gross Internal Area

432 Sq Ft - 40.13 Sq M

Approx. Floor Area Including Restricted Heights

468 Sq Ft - 43.48 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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