



Russell Court

Woburn Place, WC1H

Asking Price £340,000

Stop Paying Rent. Start Living Here.

Walk through Russell Square on any morning and you'll see them: museum curators, academics, publishing professionals rushing to work. This is Bloomsbury – London's intellectual heartland – and you're paying rent to live somewhere else.

This flat is your chance to stop funding someone else's pension and start building equity in a Grade II listed Art Deco masterpiece, designed by George Val Myer in the 1930s. While others buy in identikit new-builds, you'll own a share of architectural heritage that only appreciates.

This first-floor apartment proves intelligent design beats empty space. High ceilings create breathing room. The bay window floods light from the glass atrium behind – you get brightness without street noise.

Custom built-in storage solves the clutter challenge. The contemporary bathroom is fully tiled with shower over bath. The recently renovated kitchen includes integrated appliances and clever storage for how you actually cook. This flat has been designed by someone who understands London living.

CHESTERTONS



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The Location That Changes Everything

Russell Square station (Piccadilly line): 5 minutes
British Museum: 7 minutes walk
British Library: 8 minutes walk
UCL: 10 minutes walk
Brunswick Centre cafés & cinema: 3 minutes

An extra hour of your life, every single day. Multiply by 250 working days. That's what location really means. Russell Square Gardens and Tavistock Square provide green space without garden maintenance. You're in central London's quiet, residential side – where academics settle and neighbourhood coffee shops know your order.



Bloomsbury properties with a 980 years lease don't linger. Not with this combination of period character, lease security, and location credentials. The rental demand from surrounding universities provides an exit strategy if needed.

But here's the question: are you buying this to rent out, or to finally stop paying rent yourself?

Every month you delay is another month of receipts you'll never see again. Another month watching Bloomsbury sell while you're "waiting for the right one."

This is your right one.

Tenure: Leasehold 980 years

Service Charge: £3,360 Including hot water and heating

Ground Rent: Peppercorn

Local Authority: Camden

Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Covent Garden Sales

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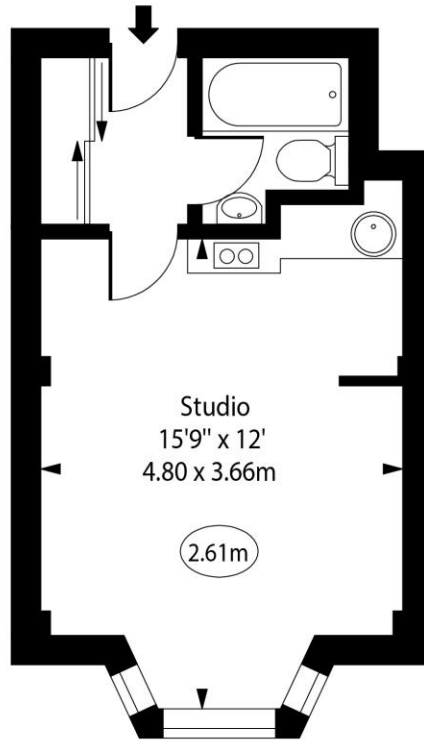
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○ - Ceiling Height



First Floor

Approx Gross Internal Area

240 Sq Ft - 22.30 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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