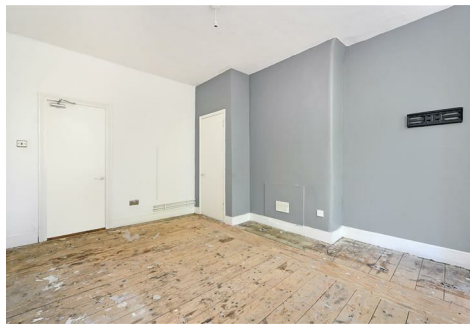


MATTHEW JAMES

Residential Sales • Lettings • Management



Elm Street, Holborn, WC1X 0BA

Asking Price £425,000

A well proportioned first floor one bedroom mansion flat with gated entrance and a private central courtyard (Holsworthy Square). The flat has been newly decorated and has a newly installed kitchen (no white goods) and bathroom, double glazed wood sash windows throughout and lift access. The property is located just off of Grays Inn Road and is a short walk away from Chancery Lane tube and the green open spaces of Coram's Fields. Offered Chain Free. Mixed Tenure Block. New 250 Year Lease.

First Floor

Lift and stair access.

Entrance Hall

Entryphone system.

Living Room



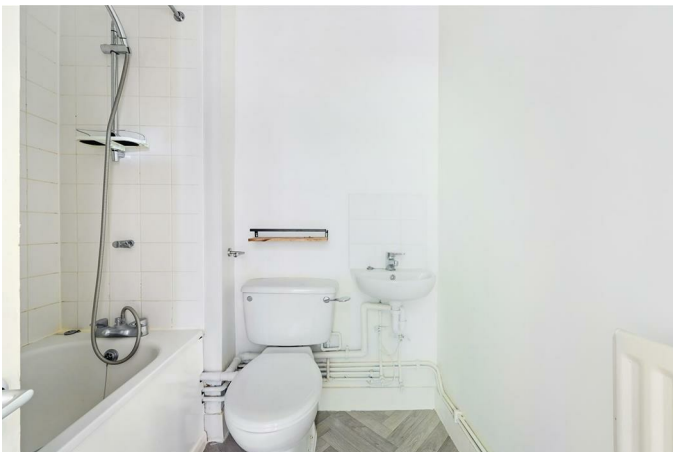
Twin double glazed timber sash windows.

Kitchen



Fitted kitchen with both wall and base units, (no white goods).

Bathroom/W.C.



White suite with panel enclosed bath, wash hand basin and low flush w.c.

Bedroom



Central Courtyard



A mixture of soft and hard landscaping with seating and mature planters.

Additional Information

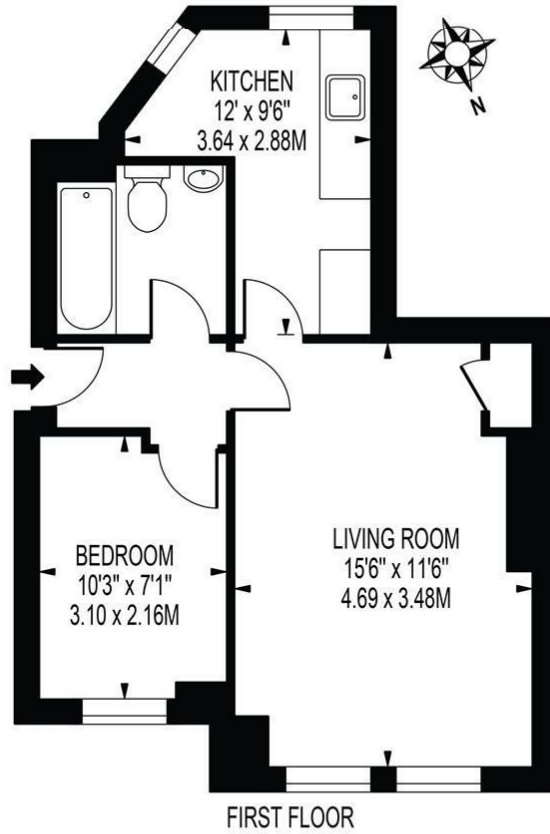


New 250 Year Lease
Service Charges - £1,027.74 Per Annum
Ground Rent - Zero
MIXED TENURE BLOCK

Floor Plan

HOLSWORTHY SQUARE

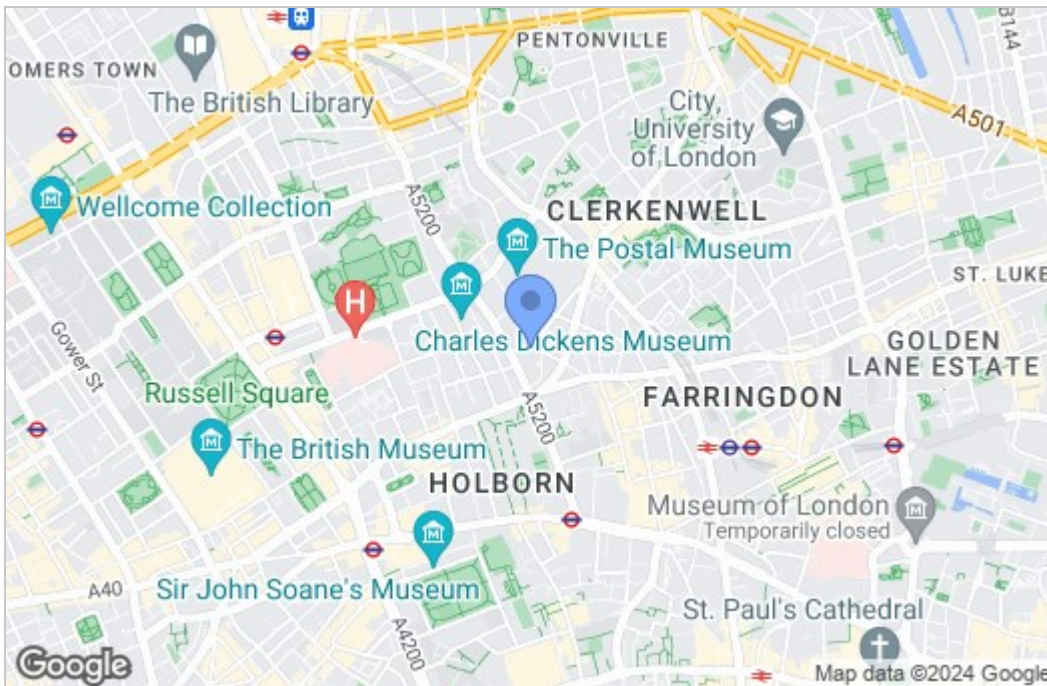
APPROXIMATE GROSS INTERNAL FLOOR AREA: 412 SQ FT - 38.29 SQ M



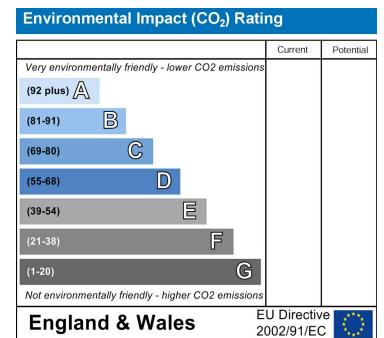
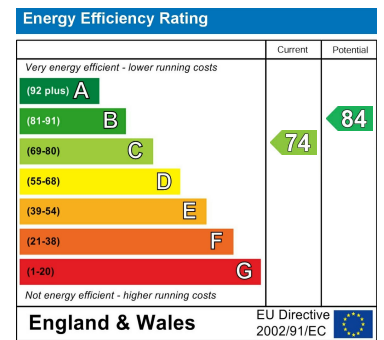
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Area Map



Energy Efficiency Graph



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