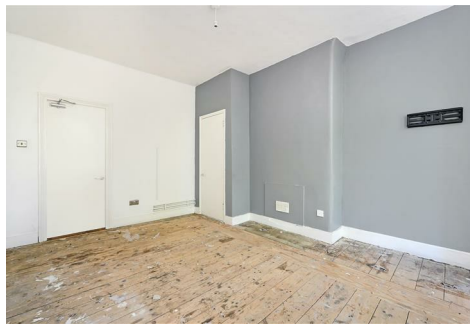


MATTHEW JAMES

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



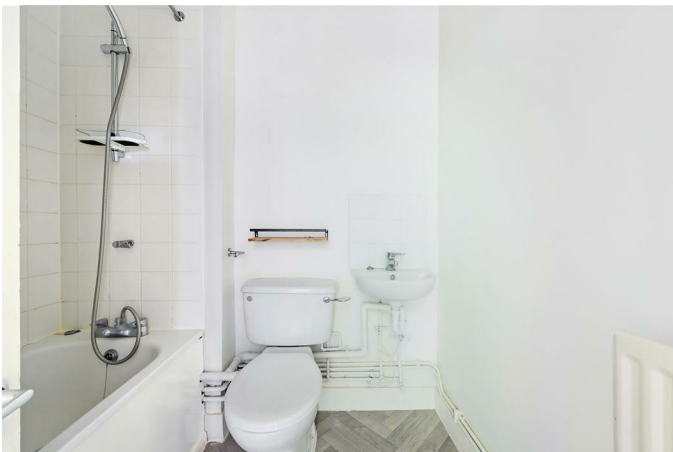
Twin double glazed timber sash windows.

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

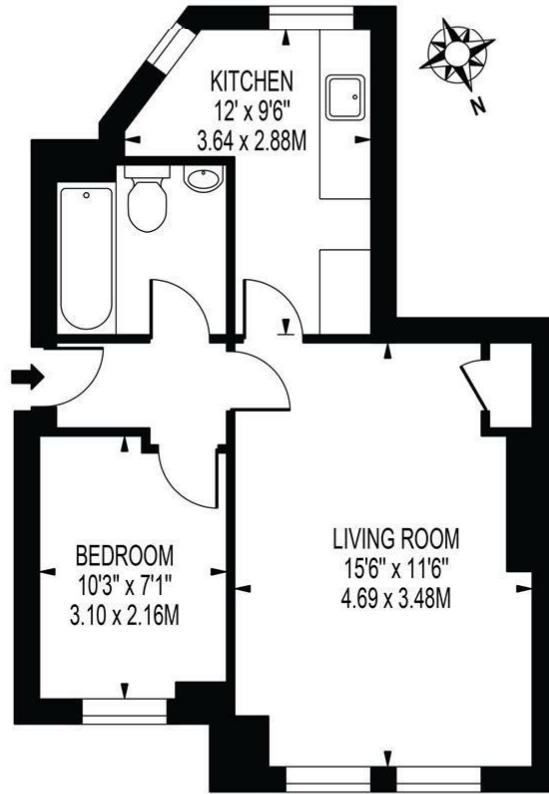


New 250 Year Lease
Service Charges - £1,027.74 Per Annum
Ground Rent - Zero
MIXED TENURE BLOCK

Floor Plan

HOLSWORTHY SQUARE

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



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

43- 45 Fortess Road, Kentish Town, London, NW5 1AD

Tel: 020 7284 4343 Email: als@matthewjames.co.uk www.matthewjames.co.uk