

# MATTHEW JAMES

Residential Sales • Lettings • Management



Holsworthy Square Elm Street, Holborn, WC1X 0BD

**Asking Price £425,000**

A well proportioned third floor one bedroom mansion flat with gated entrance and a private central courtyard (Holsworthy Square). The flat requires updating throughout but does benefit from double glazed wood sash windows and has stair 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.



**Third Floor**  
Lift and stair access.

**Entrance Hallway**  
Entryphone system.

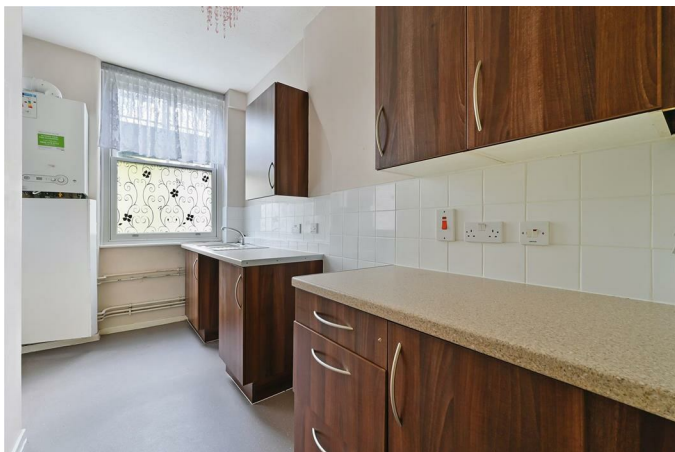
**Living Room**



**Bedroom**

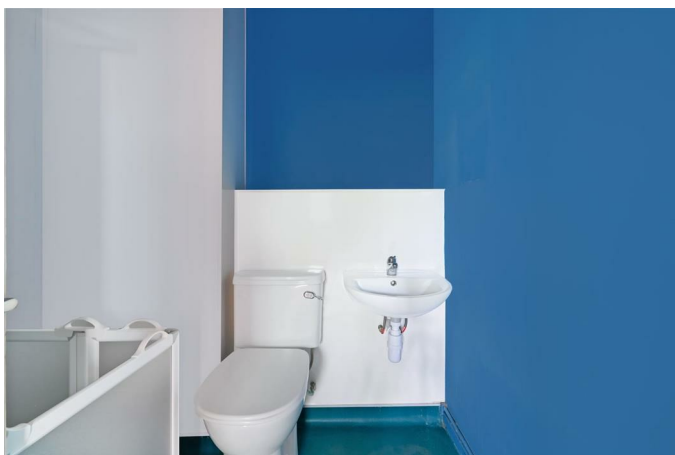


**Kitchen**



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

**Bathroom/W.C.**



Shower, wash hand basin and low flush w.c.

**Central Courtyard**



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

**Additional Information**

New 250 Year Lease

Service Charges - £550 Per Annum

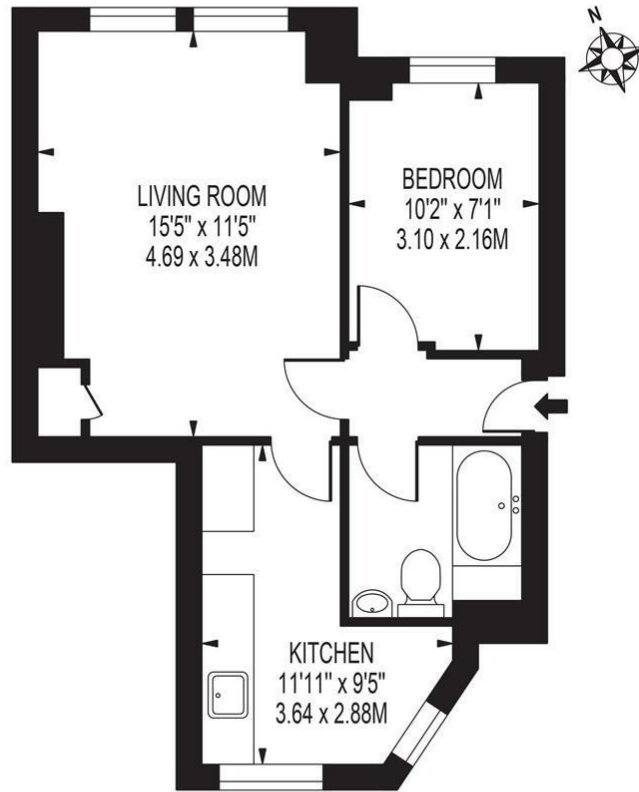
Ground Rent - Zero

MIXED TENURE BLOCK

# Floor Plan

## HOLSWORTHY SQUARE

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

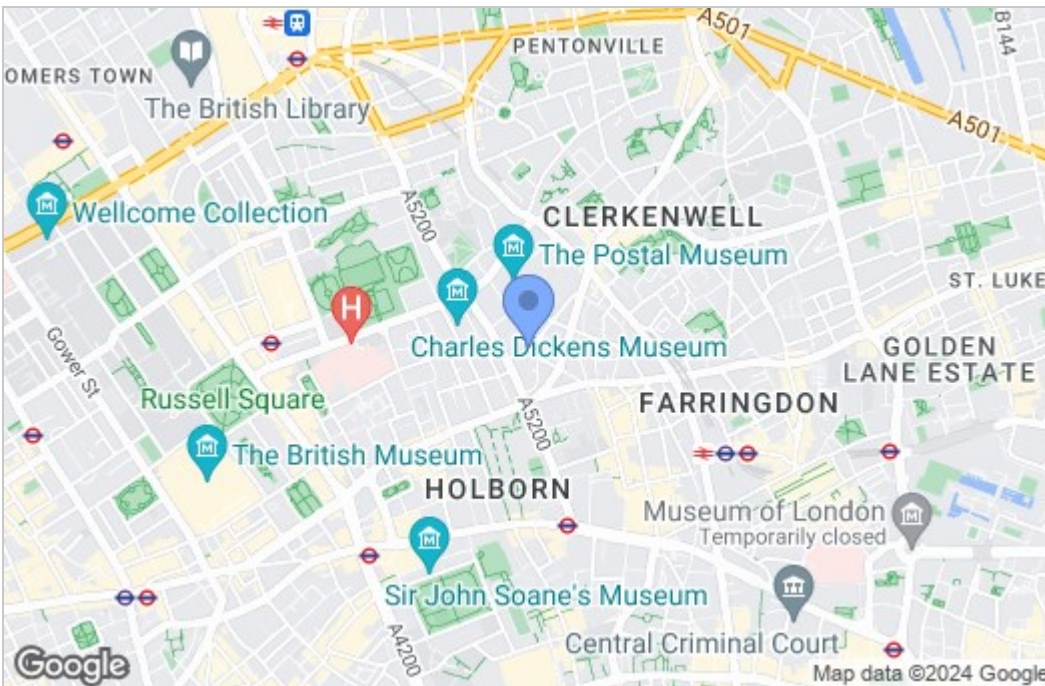


### THIRD FLOOR

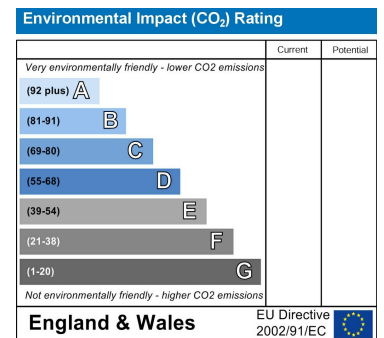
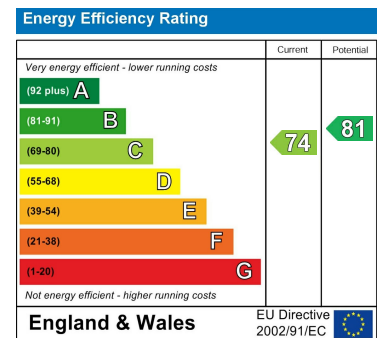
FOR ILLUSTRATION PURPOSES ONLY

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



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