

MATTHEW JAMES

Residential Sales • Lettings • Management



Holsworthy Square Elm Street, Holborn, WC1X 0BA

£2,500 Per Calendar Month

A superb one bedroom flat on the first floor of a Victorian mansion block which has been fully refurbished to an excellent standard offering a newly fitted kitchen with breakfast bar and newly installed bathroom, a living room with ample space for both dining and lounge areas with oak flooring throughout as well as all the classic mansion flat features including high ceilings and tall double glazed wood sash windows. The property benefits from a secure gated communal entrance which opens up to an impressive central courtyard (Holsworthy Square) that has well designed hard landscaping, numerous seating areas and established exotic planting. 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. Available now with brand new fixtures, fittings and furnishings.

Main Entrance

A securely gated entrance on Elm Street leading directly onto the private central courtyard.

First Floor

Lift and stair access.

Entrance Hall

Entryphone system.

Living Room



Ample space for a dining and lounge area with tall wood sash windows and high ceiling.

Kitchen



A fine range of wall and base units finished in Stifkey blue with overhead shelving and light marble effect worktops with perimeter splashback tiling. Integrated appliances include a dishwasher, washing machine and fridge freezer with a two seater breakfast bar to the alcove.

Bathroom/W.C.



White suite with a panel enclosed bath and an overhead deluge shower rose with additional handheld shower and glazed screen, wash hand basin set in a vanity unit and low flush w.c.

Bedroom



To the rear of the building with large wood sash window and wardrobe.

Central Courtyard



An extremely impressive split level courtyard garden with a well maintained selection of exotic trees and shrubs. This unique space has plenty of seating areas to sit and relax.

Additional Information

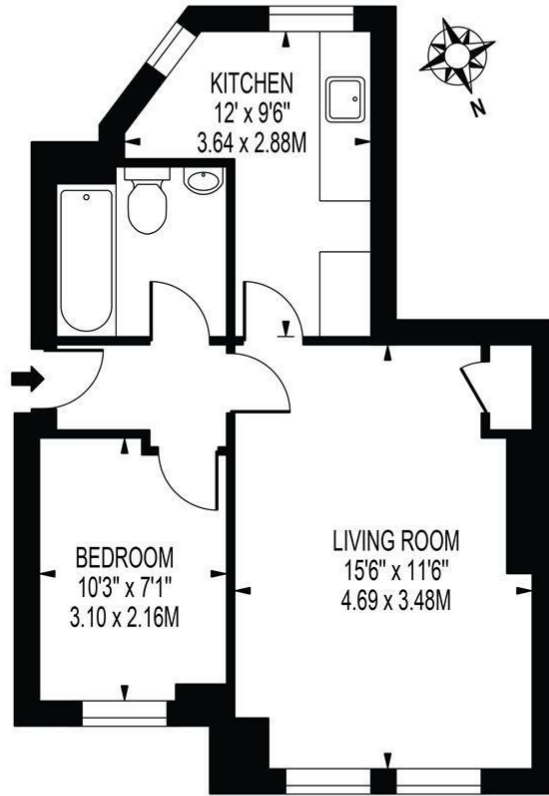


A Minimum One Year Tenancy Agreement
Holding Deposit £575
Full Deposit (Including Holding Deposit) £2300
Camden Council Tax Band D

Floor Plan

HOLSWORTHY SQUARE

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



FIRST FLOOR

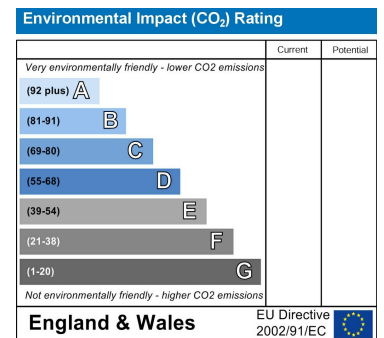
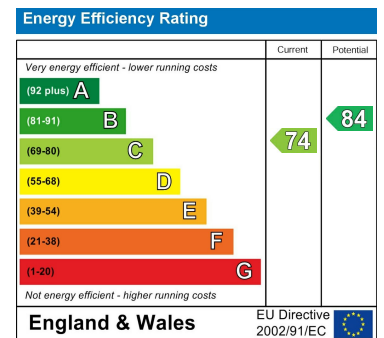
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Area Map



Energy Efficiency Graph



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