



**SOUTHAMPTON ROW LONDON WC1B**  
*£1,650 PER WEEK AVAILABLE 24/05/2024*




**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

**Southampton Row London WC1B**

**£1,650 Per Week  
Furnished**

 **3 Bedrooms**  
 **2 Bathrooms**  
 **1 Reception**

## Features

- Professional Sharers Permitted, - Three Bedrooms, - Two Bathrooms, - Large Reception Room, - Great Location, - Circa 1,300 Square Foot, - Mansion Block, - High Ceilings, - Private Balcony, - Council Tax - Band F

## Council Tax

Council Tax Band F

## Hamptons

97-99 Upper Street  
Islington, London, N1 ONP  
0207 359 5675  
islingtonlettings@hamptons-int.com  
www.hamptons.co.uk

## The Property

SHORT LET: A grand, lateral period mansion flat spanning across c. 1,300 Sq Ft within the heart of Bloomsbury. Recently refurbished and equidistant to The City and West End. This central location provides the perfect base for anyone looking to walk to work, whilst being within a melting pot of culture, institutions and eateries. The versatile layout boasts three double bedrooms, two bathrooms and an exceptionally large living space, ideal for entertaining.



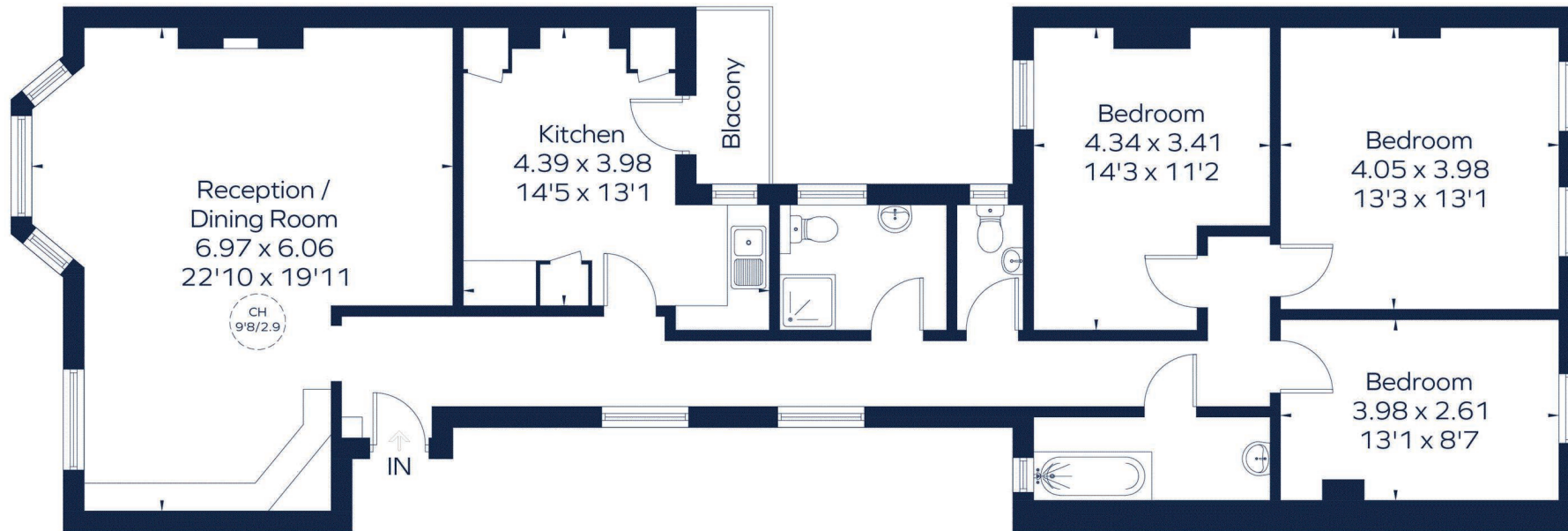
# ORMOND MANSIONS

Approximate Gross Internal Area = 1302.4 sq. ft. (121.1 sq. m.)

Balcony = 16.1 sq. ft. (1.5 sq. m.)



CH  
9'8"/2.9 = Ceiling Height



Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
ID 1051940

### For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Very energy efficient (low energy costs)	A		
Energy efficient (low energy costs)	B		
Decent energy efficiency (medium energy costs)	C		
Some energy efficiency (medium energy costs)	D		
Low energy efficiency (high energy costs)	E		
Very low energy efficiency (high energy costs)	F		
Lowest energy efficiency (very high energy costs)	G		
		75	84
England & Wales		EU Directive 2002/91/EC	

