



LDG

MORWELL STREET

Bloomsbury

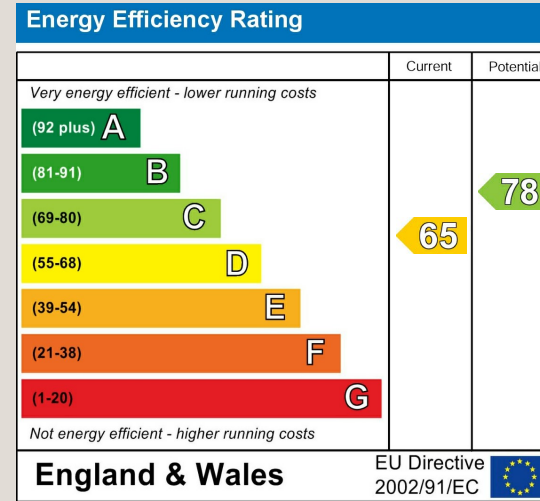
£725,000      STC













### ADDRESS

Morwell Street, London

### POSTCODE

WC1B 3AZ

### THE SPACE

Situated on the top floor, (second) of an attractive period building is this fantastic size, one-bedroom apartment boasts a good size reception room, separate fully fitted kitchen, walk-in shower room and large double bedroom with fitted wardrobes. Also benefiting from private direct access to an attic space which is excellent for storage, a key can be obtained for the use of Bedford Square gardens and a long 151 year lease.

Located just behind Tottenham Court Road and adjacent to Bedford Square which is one of the best preserved set pieces of Georgian architecture in London. The Elizabeth line is minutes away at Tottenham Court Road station as well as Goodge Street, Warren Street and Russell Square stations.

### ACCOMMODATION

#### & FEATURES

- Large one bedroom apartment
- Period building
- Long Leasehold
- Ample storage space
- Wood flooring
- Top Floor (second)
- Key access to Bedford Square gardens
- Chain free
- Good condition

### ON YOUR DOORSTEP

Norma

Roka

Pied a Terre

Bourne and Hollingsworth

Lupo Bros

### PRICE

£725,000, subject to contract

### TENURE

Leasehold Approx. 151 years remaining

### SERVICE CHARGE

£4336.76pa This figure includes  
£1801.80pa towards a sinking fund

### GROUND RENT

Peppercorn

### COUNCIL TAX

Camden Council Band E

### RESIDENTS PARKING

TBC

### COMMUTE

Tottenham Court Road Station

Goodge Street Station

Warren Street Station

Russell Square Station

# Morwell Street

Approximate Gross Internal Area = 57.1 sq m / 614 sq ft



Floor Plan



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1097114)



Ready to talk?



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