



LDG

GUILFORD STREET
Bloomsbury
£900,000 STC

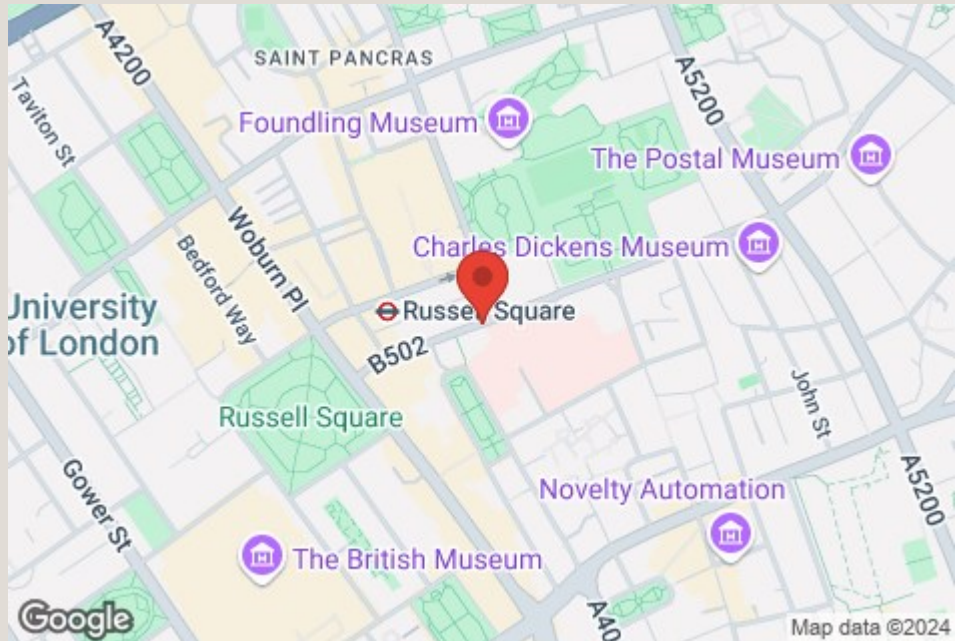


Guilford Street









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	78	78
(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	

**ADDRESS**

Guilford Street, London

POSTCODE

WC1N 1DF

THE SPACE

This architecturally designed two double bedroom, two bathroom, lower ground floor apartment benefiting from a private garden, good condition and a new long lease in a converted Georgian building situated in Bloomsbury near Russell Square.

Comprising of main bedroom suite with bathroom and fitted wardrobes, second double bedroom, reception room with wood flooring, large sash windows, open plan kitchen and bathroom / WC.

Located East of Russell Square in the heart of Bloomsbury moments from the Brunswick Centre which benefits from a Waitrose, Renoir cinema as well as other High Street retailers and restaurants. Also, just a short walk away are the restaurants and independent shops on Lambs Conduit Street.

Transport links include Russell Square Underground station, Kings Cross St Pancras (Eurostar) and Euston. Ideally positioned for access to UCL, LSE, Covent Garden, the West End and the City of London.

ACCOMMODATION**& FEATURES**

- Private Entrance from street level
- Georgian Building
- New Long lease
- Character features
- en-suite to main bedroom
- Private Garden

ON YOUR DOORSTEP

The Greek Goddess
Store Street Espresso

Norma

Carousel

Charlotte Street Hotel

PRICE

£900,000, subject to contract

TENURE

Leasehold - 999 years remaining. A new lease to be granted

SERVICE CHARGE

£2,540.63

GROUND RENT

Peppercorn

COUNCIL TAX

Camden Band

RESIDENTS PARKING

TBC

COMMUTE

Russell Square

Kings Cross 7 St Pancras

Dean Street - Elizabeth line

Holborn

Guilford Street, WC1N 1DF

Approx. Area 880 sq. feet (81.75 sq. metres)



Lower Ground Floor

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 021869CH

Ready to talk?



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