



LDG

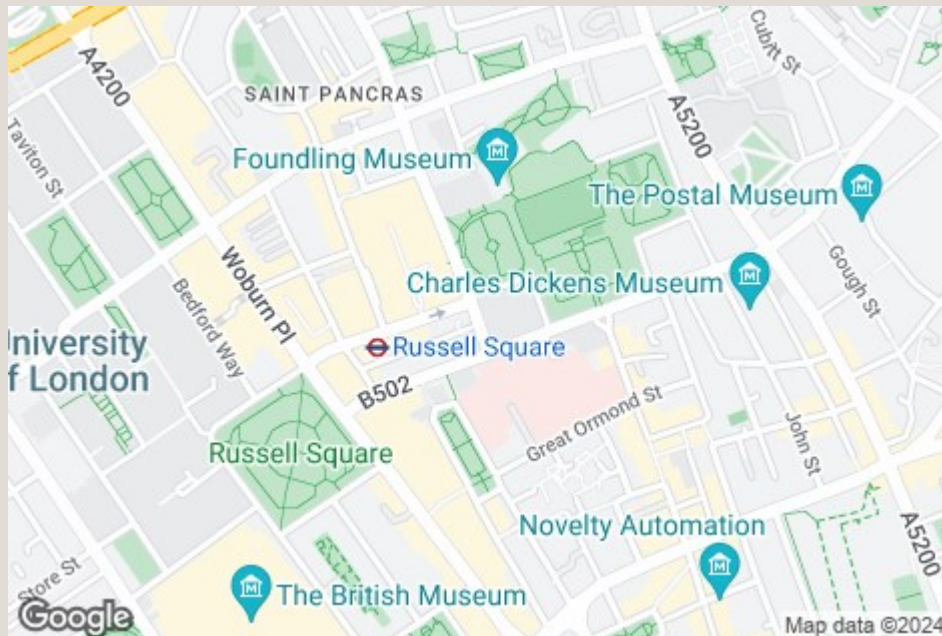
GRENVILLE STREET  
Bloomsbury

£895,000 STC



Grenville Street





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**ADDRESS**

Grenville Street, London

**POSTCODE**

WC1N 1LZ

**THE SPACE**

Situated on the Second floor of a brand-new boutique development, this fantastic one-bedroom apartment has an enviable reception room with high ceilings and large windows.

The spacious accommodation also features a stylish open-plan kitchen, a guest cloakroom, and an ensuite bathroom for the bedroom.

The prime location is just moments from Russell Square and the buzz of the Brunswick Centre, yet it is just one street away from the iconic Lambs Conduit Street—one of London's most iconic streets, known for its diverse offering of independent eateries, wine bars, and retailers.

**ACCOMMODATION  
& FEATURES**

- New Development
- Spacious Reception Room
- High Ceilings
- Double Bedroom
- Ensuite Bathroom
- Guest Cloakroom
- New 125 Year Lease

**ON YOUR DOORSTEP**

Fortitude Bakehouse  
Noble Rot  
Honey & Co  
Ciao Bella  
The Perseverance  
The Espresso Room  
Waitrose & Partners  
The Curzon

**PRICE**

£895,000, subject to contract

**SERVICE CHARGE**

TBC

**COUNCIL TAX**

Band

**GROUND RENT**

TBC

**TENURE**

Leasehold

**RESIDENTS PARKING**

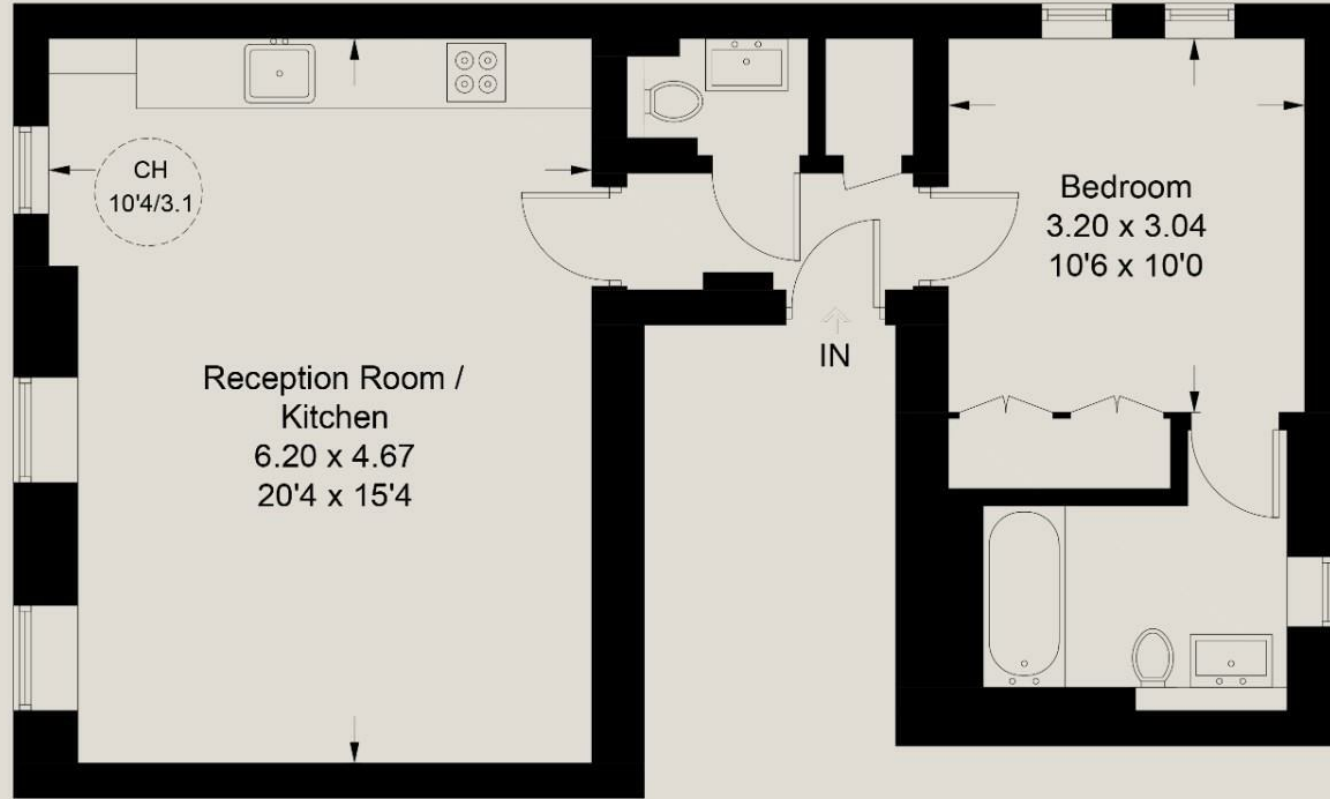
TBC

**COMMUTE**

Russell Square Station  
Holborn Underground Station  
Kings Cross & St Pancras  
International Stations

# Grenville Street

Approximate Gross Internal Area = 51.0 sq m / 549 sq ft



## Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1026950)

Floor Plan

Ready to talk?



**BEN  
EVEREST**

DD: 020 7290 0592  
M: 07944 967637  
E: ben@ldg.co.uk



**DAVID  
CALDEIRA**

DD: 020 4513 6756  
M: 07368 333 545  
E: david@ldg.co.uk



**EMLYN  
YOUNG**

DD: 020 7290 0593  
M: 07881 971 315  
E: emlyn@ldg.co.uk



**DEE  
LY**

DD: 020 4542 4872  
T 020 7580 1010  
E: dee@ldg.co.uk