



Kipling House, London WC2N

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# Kipling House

## London WC2N

This fabulous double aspect, two bedroom apartment is situated on the fifth floor and has magnificent south facing views over the Gardens, the River Thames and The City. The building benefits from recently refurbished communal areas and the apartment itself is presented in excellent condition throughout with a modern kitchen and bathrooms. The bedrooms are of a good size and have plenty of storage. This lateral apartment is set in a wonderful location, being within close proximity to Covent Garden Piazza and the many restaurants and theatres of the area. Trafalgar Square and the Royal Parks are also within a short walk.



**Asking price:** £2,000,000

**Tenure:** Leasehold: approximately 186 years remaining

**Service charge:** £10,316 per annum, reviewed every year, next review due 2025

**Ground rent:** Peppercorn

**Local authority:** City of Westminster

**Council tax band:** H



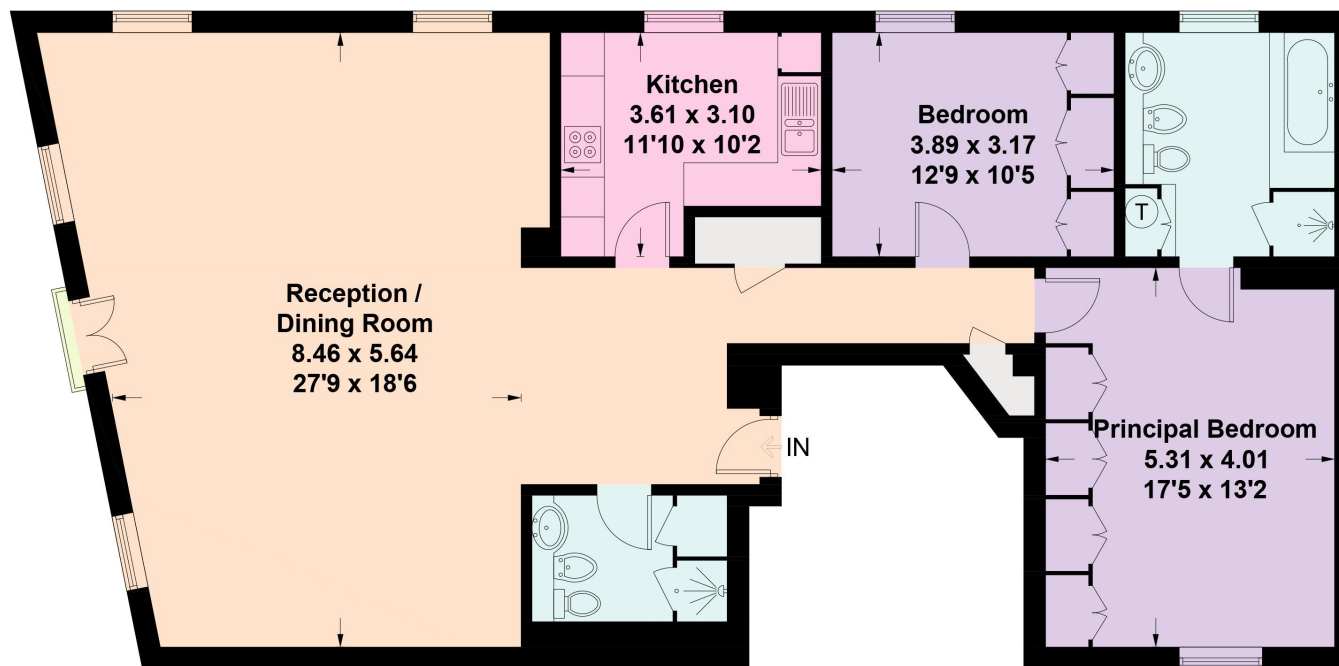




This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Approximate Floor Area = 130.1 sq m / 1400 sq ft  
Including Limited Use Area (1.6 sq m / 17 sq ft)



**Fifth Floor**

**Knight Frank**  
**Mayfair**  
120a Mount Street  
London W1K 3NN

I would be delighted to tell you more

**Kimberley Pratt**  
+44 20 3892 3578

[knightfrank.co.uk](https://www.knightfrank.co.uk)

[kimberley.pratt@knightfrank.com](mailto:kimberley.pratt@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2023. Photographs and videos dated September 2023.

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