



**Downing Court, Grenville Street, Bloomsbury London WC1N 1LX**

**welcome to**

## **Downing Court, Grenville Street, Bloomsbury London**

An extremely well-presented top floor apartment, with lift access, in a charming 1930's portered building in Bloomsbury. Comprising entrance hall, sitting room, kitchen, dining area, two double bedrooms and bathroom.

Downing Court, in the heart of Bloomsbury, is moments from both Russell Square and the Brunswick Centre, designed by Patrick Hodgkinson, renowned for its Brutalist design.

Being on the top floor, the apartment is not overlooked and benefits from far-reaching views. From the sitting room there are views of the nearby Brunswick Square Gardens, Corams Field, St. Pancras and the BT Tower.

This location offers easy access to all that central London has to offer plus the nearby amenities in the Brunswick Centre itself: restaurants, shops (including Waitrose) and the Curzon Bloomsbury cinema.

The British Museum, British Library and University College, London, are just some of the places of interest to be found locally. Covent Garden, Soho and Holborn are also within very easy reach.

The building retains many original 1930s features, including the lift, timber floorboards and leaded Crittall windows.

Properties in the building are rarely available; only three have sold since 2011, highlighting how special a place it is to live. In addition, the apartment is sold with a Share of Freehold.

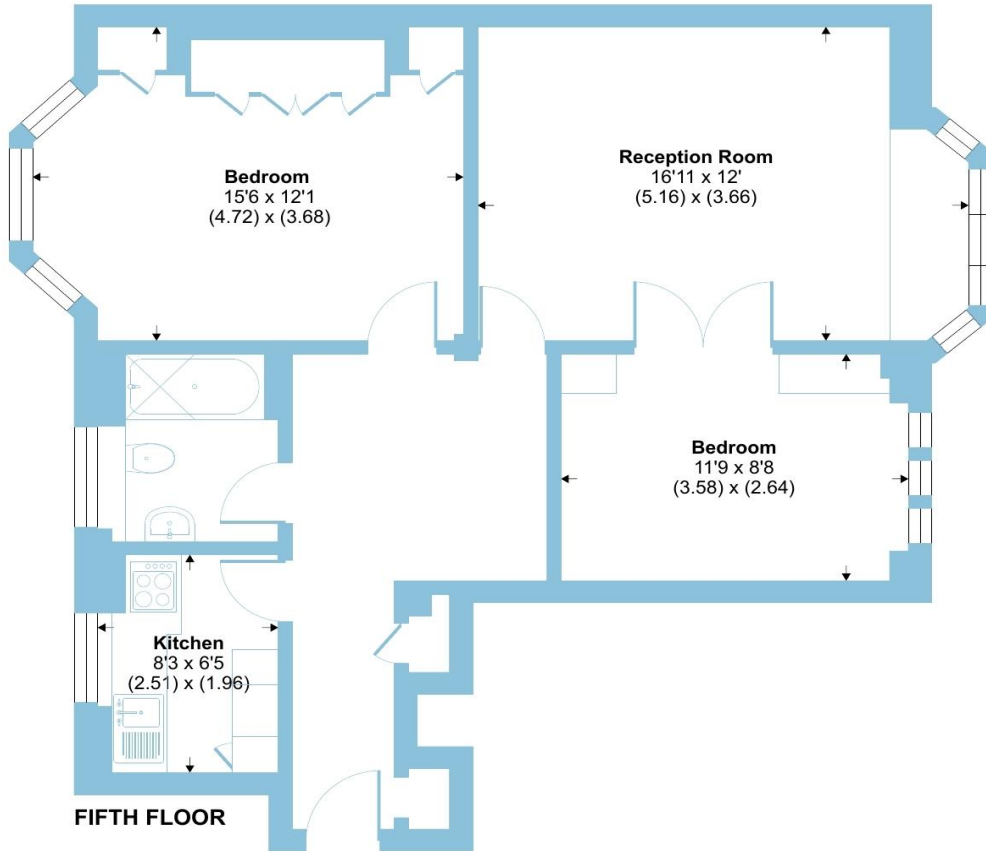




# Grenville Street, London, WC1N

Approximate Area = 735 sq ft / 68.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Barnard Marcus. REF: 1064356



welcome to

## Downing Court, Grenville Street, Bloomsbury, London

- Share of Freehold
- Sold chain free and vacant
- 1930's portered mansion block
- Top floor with lift access and views of the park
- Ample natural light and not overlooked

Tenure: Leasehold EPC Rating: C

# £1,000,000



**view this property online** [barnardmarcus.co.uk/Property/KWY104055](https://barnardmarcus.co.uk/Property/KWY104055)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs



Property Ref:  
KWY104055 - 0005

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Please note the marker reflects the  
postcode not the actual property

  
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