



## 7 HIGH HOLBORN, LONDON, WC1V 6DR

£580,000

1 Bedrooms | 1 Bathrooms | To Let

### Property Features

- One Bedroom
- Sixth Floor
- Re Fitted Shower Room
- Close to Chancery Lane Station
- EPC Rating: C
- Approx 526 sq feet
- Fitted Kitchen
- Day Porter
- Walking Distance of Covent Garden
- Service Charge: £2,211.56 per year Ground Rent: £450 per year

SEVEN HIGH HOLBORN is located only a minutes walk away from Holborn Viaduct and Hatton Garden. This ONE-BEDROOM sixth floor apartment has WOOD FLOORING in the hall and reception room, with a carpeted bedroom and tiled re-fitted shower room. The kitchen is FULLY FITTED with modern appliances including washer/dryer, full sized fridge freezer, dishwasher and high quality GRANITE WORK SURFACES. This property offers far reaching views across Gray's Inn and has DAY CONCIERGE. CHANCERY LANE TUBE station is next door to Seven High Holborn.

CHANCERY LANE TUBE station is next door to Seven High Holborn. This property is well placed for COVENT GARDEN and KINGS CROSS and is within easy walking distance of Farringdon where the new CROSSRAIL station is located.

Lease: 250 years from 2002

Service Charge: £2,211.56 per year

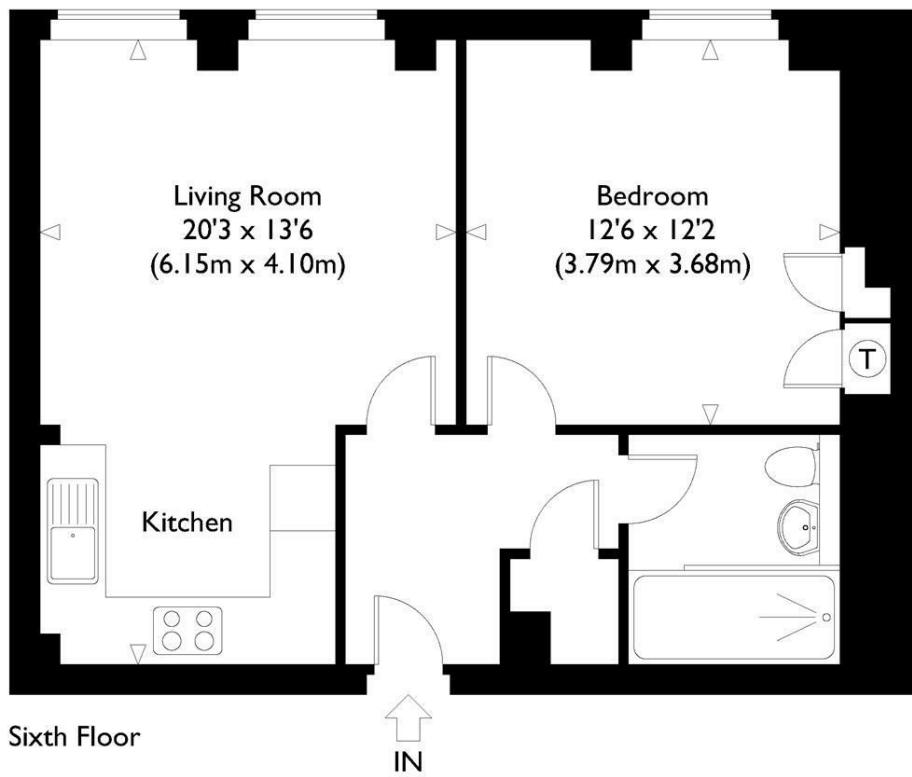
Ground Rent: £450 per year

Council Tax: Band F = £1,515.86 (25% discount for single occupancy)



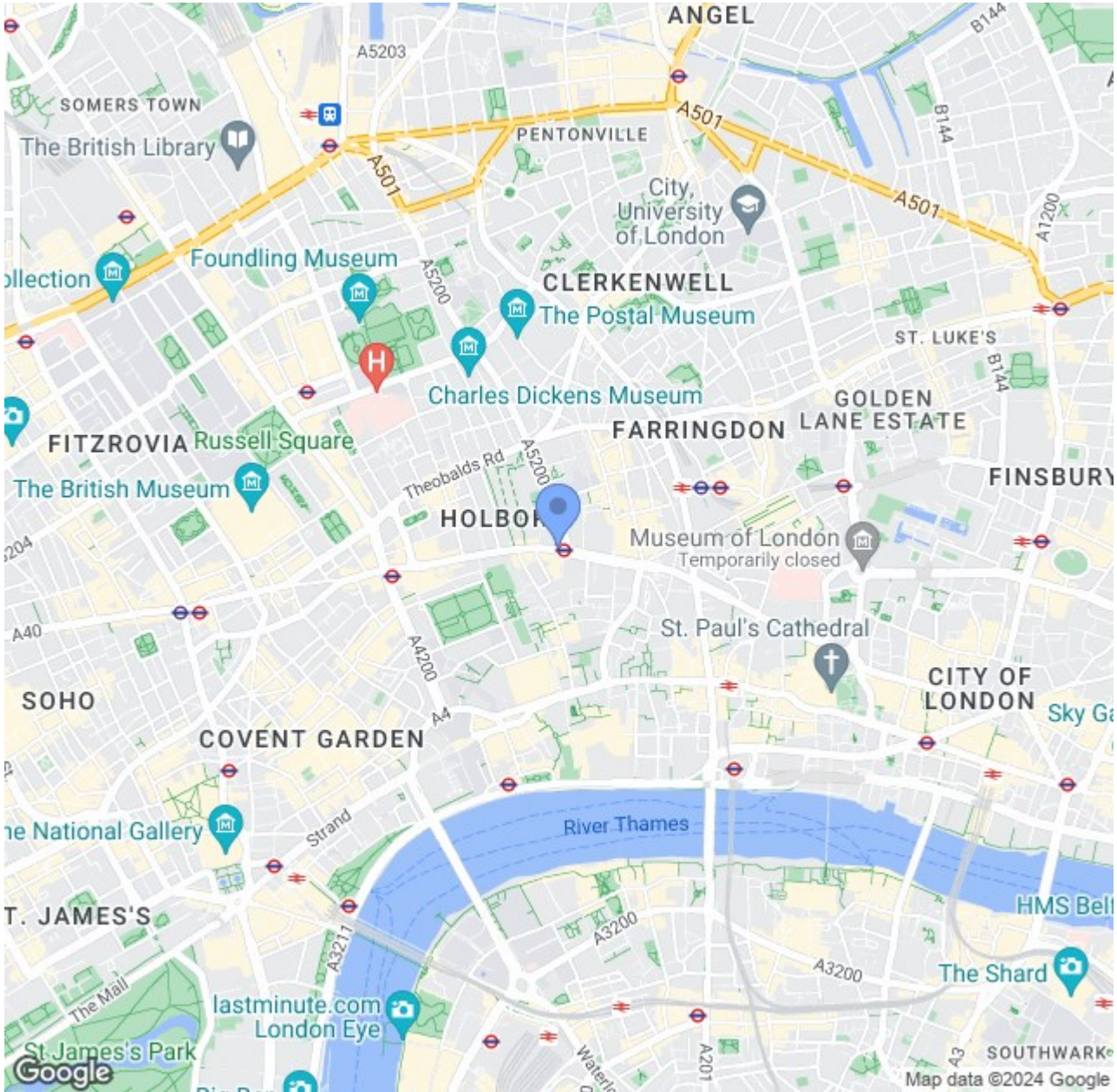
Prepared for Scott City

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Approximate Gross Internal Floor Area : 526 sq ft / 48.9 sq m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by R.I.C.S. Code of Measuring Practice and should not be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



## CONTACT US ABOUT THIS PROPERTY

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	86
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	