



# Theobalds Road

London, WC1X

Asking Price £460,000

Stunning studio with soaring ceilings & dual-aspect windows. Period charm meets modern living in the heart of Bloomsbury.

CHESTERTONS





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London, WC1X



Step inside and look up. That's when it hits you—the soaring ceiling height that transforms this studio from simply functional into genuinely breathtaking. This isn't about square footage on paper; it's about the volume of air, light, and possibility that fills every corner of this remarkable space.

The moment you walk through the door, you'll feel it: that rare sense of breathing room in the heart of London. The generous ceiling height creates a cathedral-like quality, while dual-aspect windows pour natural light across the original wood floors, creating patterns that shift with the day. Morning coffee feels different here. Evening wind-down feels different here. Everything feels more expansive,

**Tenure:** Leasehold 103 years 9 months

**Service Charge:** £1250

**Ground Rent:** £200

**Local Authority:** Camden

**Council Tax Band:** C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Covent Garden Sales*

196 Shaftesbury Avenue

London

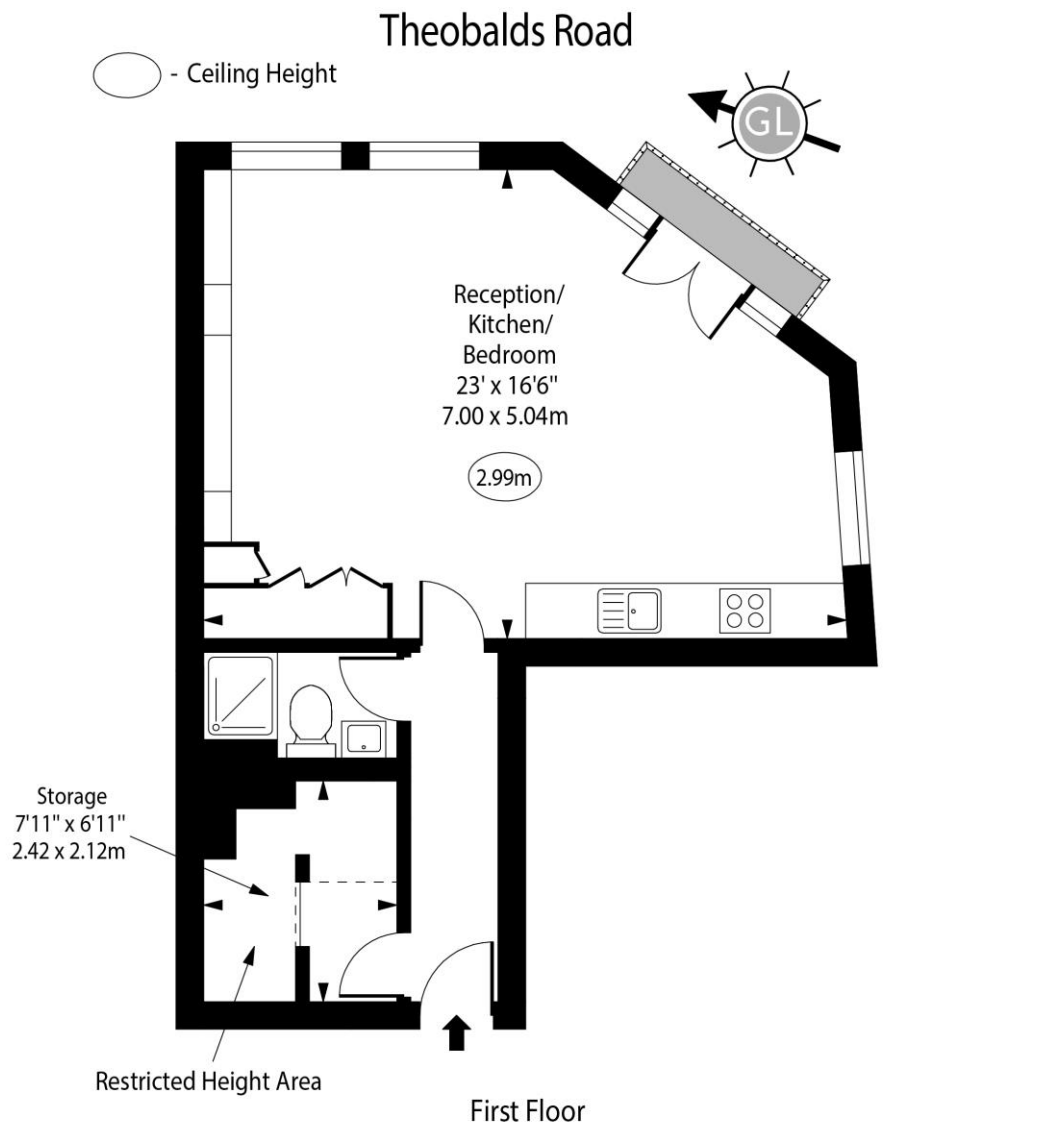
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Approx Gross Internal Area

432 Sq Ft - 40.13 Sq M

Approx. Floor Area Including Restricted Heights

468 Sq Ft - 43.48 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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