

For Sale



People Make Places



81 Guilford Street, Bloomsbury

3 bedrooms | 1,216 sq ft

£1,850,000





Located in prime Bloomsbury, this exceptional garden apartment has three generous bedrooms and three bathrooms. The well-proportioned open plan living space opens directly on to a rare private garden which would be perfect for al-fresco entertaining.

What you need to know

- Three Double Bedrooms
- Three Bathrooms
- Modernised Period Building
- Duplex
- Large Outside Space
- Recently Refurbished
- Modernised Georgian Building
- Share of Freehold
- Service Charge £ £4,654 per annum
- Zero Ground Rent



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Overview

Set within this beautiful Georgian conversion, this well proportioned duplex apartment is located on leafy Guilford Street, only moments from the Brunswick Centre with it's modern array of shops, restaurants and an independent cinema, as well as the open spaces of Coram's Fields and Russell Square.

Featuring a bright open-plan main living French doors open onto to a generous outside area which is perfect for alfresco entertaining.

81 Guilford Street is a boutique development made up of exclusive apartments created within a handsome Georgian building. This duplex garden apartment has been recently refurbished to an exceptional standard, creating a unique space perfect for modern living within an attractive period building in a sought after and central location.

Without doubt one of the prettiest areas of central London, not to





mention one of the best connected, Bloomsbury boasts some of London's most beautiful Georgian architecture and numerous garden squares, as well as the wonderful Lamb's Conduit Street with its village feel and coffee shops, restaurants and independent boutiques. The Eurostar terminal and Kings Cross Station are within a 10 minute walk to the north, with Covent Garden and the West End a similar distance West. Clerkenwell and the City Fringe is located just east of nearby Gray's Inn Road, with the Inns of Court and Lincoln's Inn just to the south in nearby Holborn.





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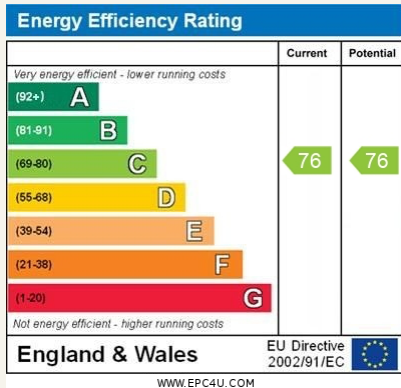
We work with both property owners and their occupiers, sharing the story of these vibrant neighbourhoods, conveying the unique soul & energy to future custodians, the people who'll keep them buzzing.

And unlike many real estate businesses we're not just about buildings, because streets & buildings don't make a neighbourhood.

We're about building relationships, because **people make places**.

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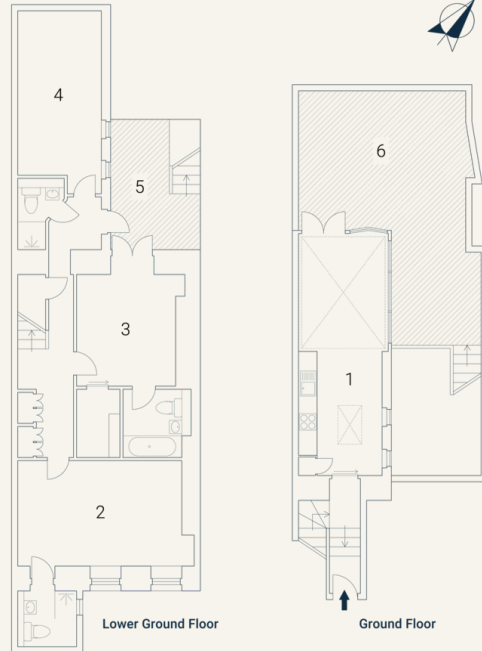


Guilford Street, WCI

Approximate Gross Internal Area 113 sq m/ 1216 sq ft

Excluding External Patio & Garden of 45 sq m/ 484 sq ft

1 Living/ Dining/ Kitchen 7.84 x 3.03M 25'9" x 9'11"	2 Bedroom 5.65 x 3.82M 18'6" x 12'6"	3 Bedroom 4.17 x 3.50M 13'8" x 11'6"	4 Bedroom 5.88 x 2.70M 19'3" x 8'10"	5 Patio 4.16 x 2.89M 13'8" x 9'6"	6 Garden 8.31 x 6.07M 27'3" x 19'11"
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Floorplan produced for Tavistock Bow. Illustration for identification purposes only and not to scale. All measurements are approximate and not to be relied upon.

tavistockbow

21 New Row, Covent Garden,
London, WC2N 4LE

t: 020 7477 2177
e: hello@tavistockbow.com
w: tavistockbow.com



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