



Marchmont Street

Bloomsbury, WC1N

Asking Price £585,000

Marchmont Street possesses a village character all its own — a quality of calm and community almost unheard of at this proximity to the very centre of the capital

An exceptionally attractive one-bedroom garden apartment set within a handsome period building on one of central London's most beloved residential streets. Occupying the lower ground floor, the property enjoys a remarkably generous and beautifully landscaped private outside space — a true rarity in the heart of Zone 1 — offering a sense of seclusion and tranquillity that belies the address.

The apartment has been thoughtfully arranged to make the most of its garden orientation, with the principal rooms benefiting from natural light and direct access to the outside space. The large, landscaped garden — a feature that sets this home apart from mostf central London apartments — provides both a private retreat and an enviable setting for entertaining. Period details characteristic of the building's architecture has been sympathetically retained throughout, lending the home a warmth and character rarely found in new-build equivalents.

CHESTERTONS



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Marchmont Street is one of central London's most characterful addresses — a lively yet unhurried high street connecting Russell Square to Tavistock Place, and lying at the very heart of the storied Bloomsbury district. The western side of the street (including numbers 39–73) is largely Grade II listed, and the street has been built since the early nineteenth century, contributing to the architectural coherence and handsome scale that make it so distinctive.

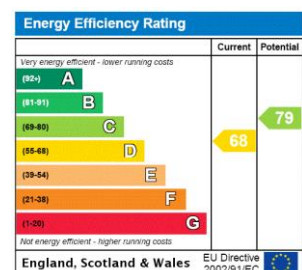
Directly opposite the property stands The Brunswick — the landmark Grade II listed mixed-use complex designed by Patrick Hodgkinson and completed in 1972. Now a vibrant destination in its own right, it houses a full-size Waitrose supermarket, the acclaimed Curzon Bloomsbury art-house cinema, a range of independent restaurants and cafés including The Riding House Café and Hare & Tortoise, alongside pharmacies and specialist retailers. Often described as "Bloomsbury's high street," it draws some seven million visitors annually and is a defining feature of the neighbourhood's daily life.



Bloomsbury carries an extraordinary cultural and intellectual heritage. The area is home to University College London, whose buildings and academic life permeate the surrounding streets, as well as the British Museum, the Foundling Museum. Russell Square, Brunswick Square, and the beautifully tended St George's Gardens all lie within a short stroll.

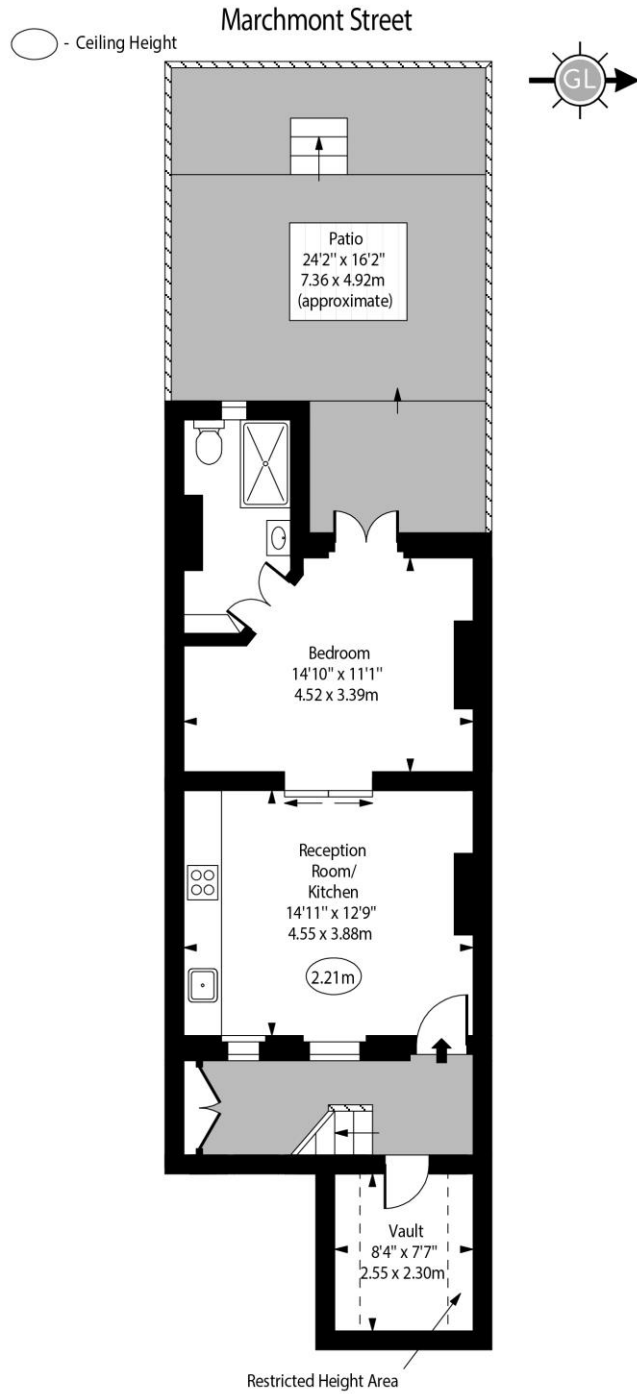
Russell Square station on the Piccadilly line places the West End, Heathrow, and the City all within effortless reach. King's Cross St. Pancras — offering the Elizabeth line, Eurostar, and six further Underground lines — is reachable on foot in under ten minutes, making this one of the best-connected residential positions in London.

Tenure: Leasehold 90 years 11 months
Service Charge: £600 per year
Ground Rent: £250 Per year
Local Authority: London Borough Of Camden
Council Tax Band: C



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Lower Ground Floor

Approx Gross Internal Area 420 Sq Ft - 39.02 Sq M
(Excluding Vault)

Vaults Area 63 Sq Ft - 5.85 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
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