



### Directions

### Viewings

Viewings by arrangement only. Call 02033696888 to make an appointment.

### EPC Rating

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	80
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



## Flat 3, 32 Burton Street, London, WC1H 9AQ

£1,200 Per Week

- Georgian building
- Close to University College London, SOAS, and Birkbeck
- Local parks and gardens
- Walking distance from Kings Cross St Pancras station
- Local shopping, dining and entertainment
- Council tax band F

# 32 Burton Street, London WC1H 9AQ

\*\*\* Please quote reference JC25031683 when contacting the agency \*\*\*

Nestled in the heart of Bloomsbury, this exquisite Georgian flat on Burton Street offers a unique blend of classic charm and modern convenience. With three well-proportioned bedrooms, this property is ideal for families, professionals, or students seeking a comfortable and stylish living space in one of London's most sought-after areas.

The flat features a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home. The two bathrooms provide ample facilities for residents and visitors alike, ensuring comfort and privacy.

One of the standout features of this property is its prime location. Just a five-minute stroll from Kings Cross St Pancras station. In close proximity to University College London, SOAS, and Birkbeck, this is a perfect property for both students and professionals. The vibrant surroundings of Bloomsbury offer a rich cultural experience, with an array of shops, cafes, and parks nearby, enhancing the appeal of this remarkable flat.

This Georgian building not only boasts historical significance but also provides a sense of community and character. This flat on Burton Street presents an exceptional opportunity to enjoy the best of London living.



Council Tax Band: F

