



WitleyCourt, Coram Street, London, WC1N

£3,250per month



- Newly refurbished
- Brand new kitchen & bathroom
- Secondary glazing on windows
- Daytime porter and video entryphone
- Lift
- Furnished / Unfurnished
- Excellent transport links
- Rent includes heating and hot water

Set within a highly regarded 1930s mansion block in the heart of Bloomsbury, this newly renovated 2 bedroom flat offers a rare opportunity to live in one of central London's most established and well-connected neighbourhoods.

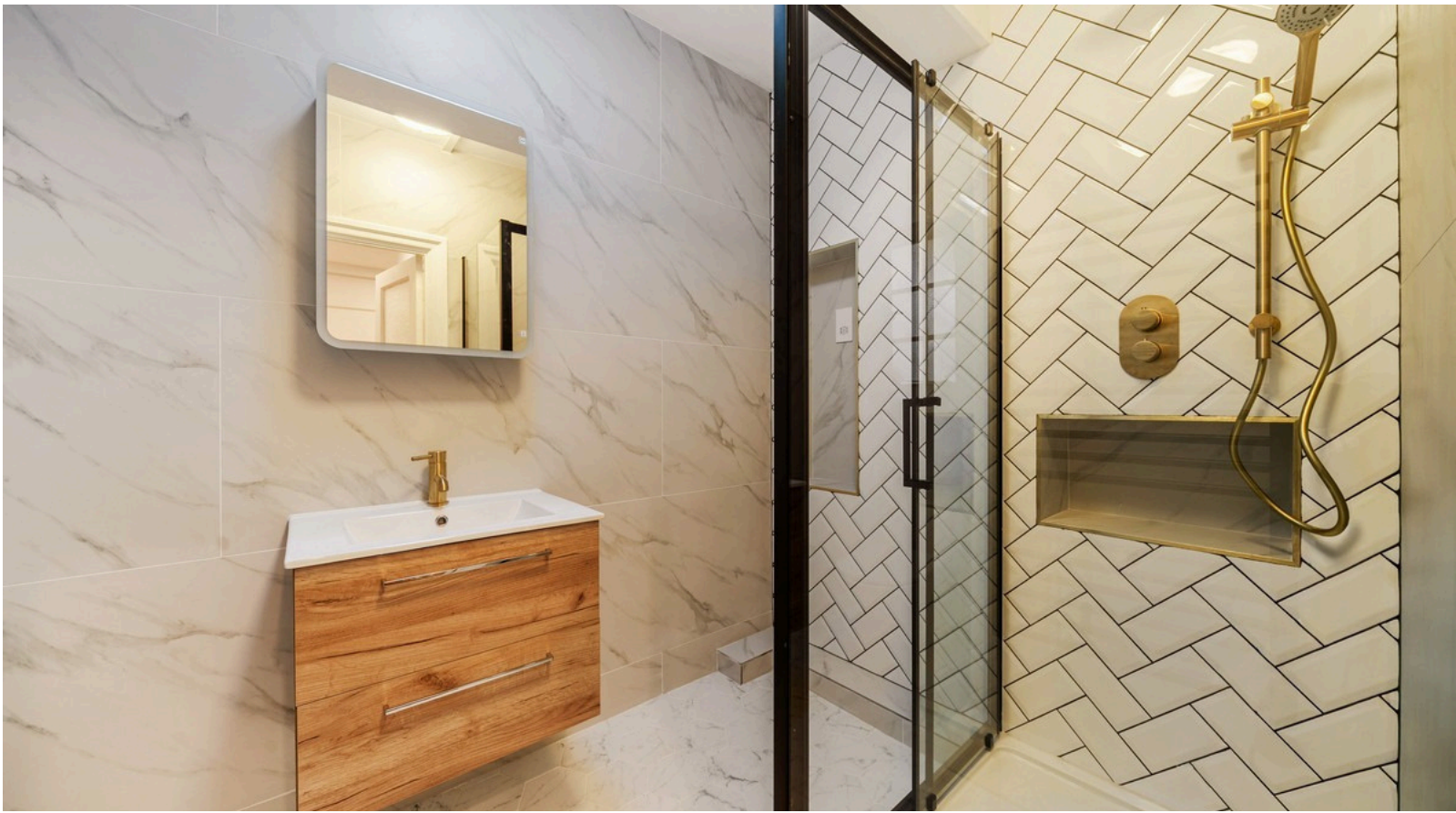
Located on the second floor (with lift), the apartment benefits from a well-considered layout and dual aspects of natural light. The property has undergone a comprehensive refurbishment, including brand new engineered wood flooring, fresh contemporary décor, new lighting throughout, a fully fitted modern kitchen with Corian work surfaces, and a beautifully designed bathroom.

At over 700 Sq. Ft., the flat is generously proportioned throughout. Both bedrooms are well-sized doubles, making the property ideal for sharers, students or professionals, while the bright reception room provides an inviting space for relaxing, entertaining or working from home.

Ideally positioned moments from Russell Square Underground Station for transport and the Brunswick Centre for shopping and entertainment. In addition, St Pancras International and the location offers excellent access to universities (UCL, SOAS, Birkbeck University), international travel, the City and West End. Bloomsbury is renowned for its green spaces and cultural institutions, including Russell Square Gardens and the British Museum, alongside a wide selection of cafés, restaurants, shops and entertainment options.

Offered furnished or unfurnished, this new home is immaculately presented and will be an ideal home in the heart of Bloomsbury.





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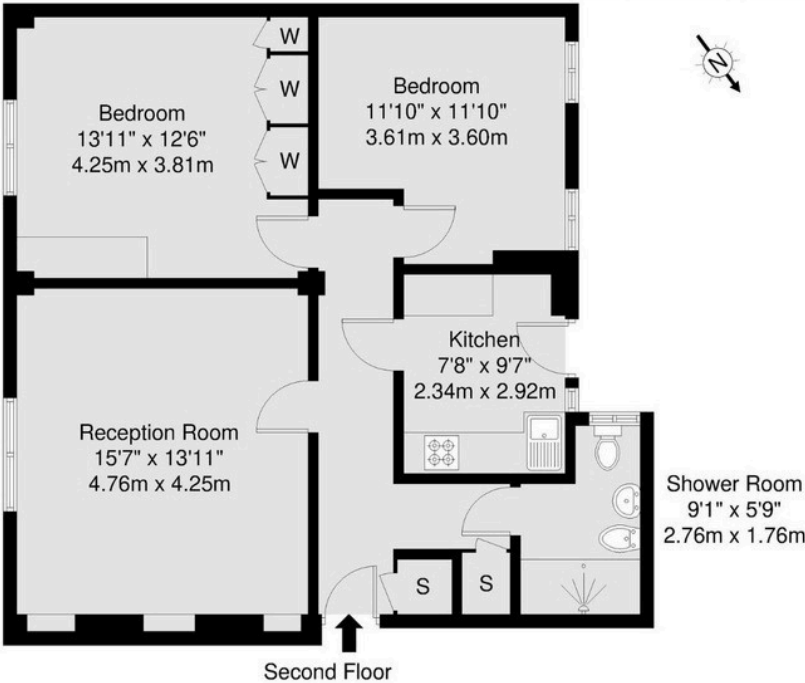
 793 sq ft



Maison
VUE

Witley Court Bloomsbury, WC1N

GROSS INTERNAL AREA
73.7 sq m / 793 sq ft



GROSS INTERNAL AREA (GIA)
The footprint of the property
73.7 sq m / 793 sq ft

TOTAL STORAGE SPACE
Storage not included in GIA
2.7 sq m / 29 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, etc.
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Ceiling less than 2.0m
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		85
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

