



## BRISTOL HOUSE

Fitzrovia WC1B



# MASTERPIECE IN THE HEART OF FITZROVIA

Experience contemporary elegance in the heart of Bloomsbury with  
this spectacular flat.



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EPC

B



Local Authority: London Borough of Camden

Council Tax band: G

Tenure: Approximately 170 years remaining

Ground rent: Peppercorn

Service charge: £5,823 per annum \*

**Guide Price: £1,250,000**

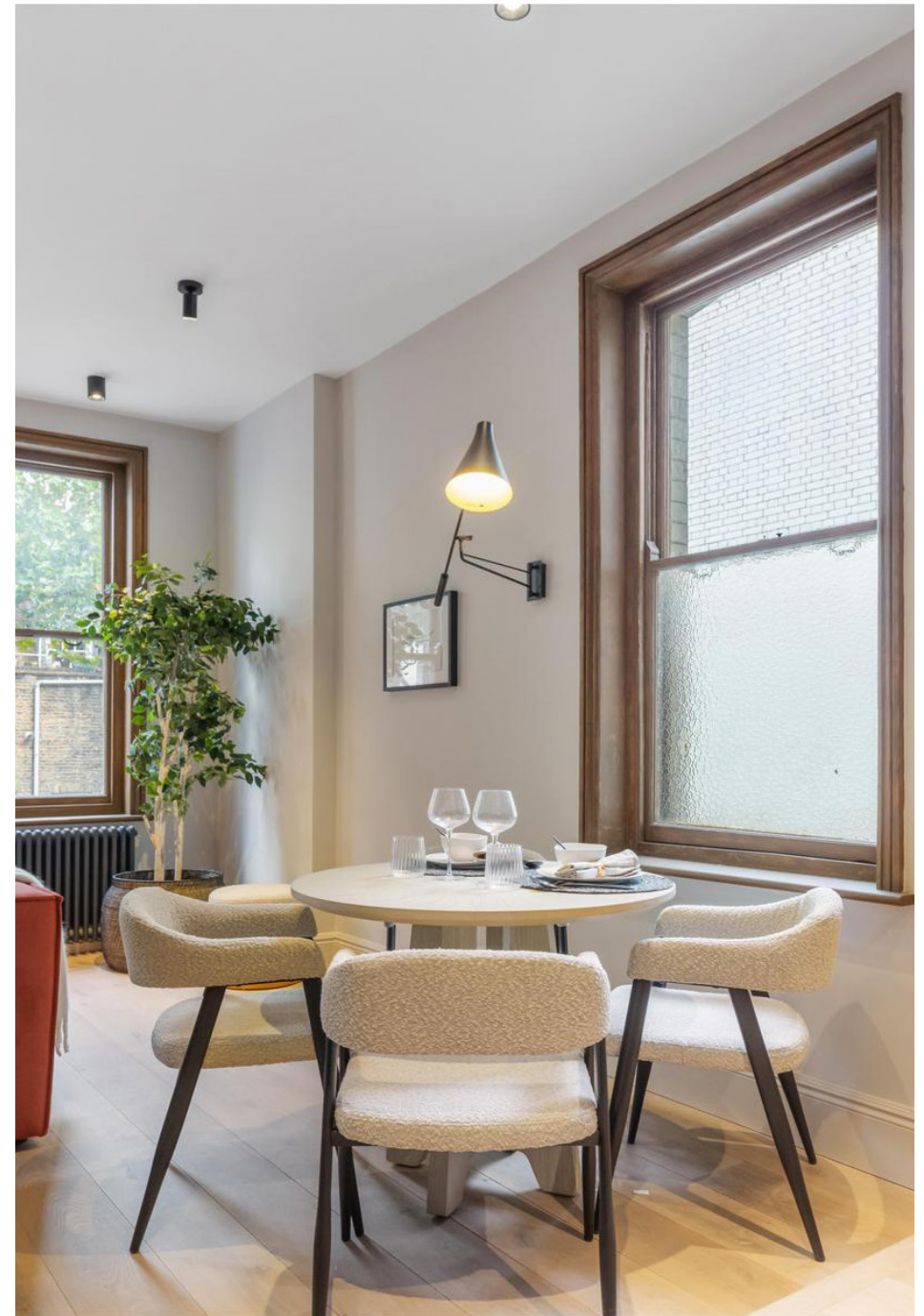


## MODERN & ELEGANT APARTMENT

Spanning approximately 1,150 sq ft, the property comprises two bedrooms, two bathrooms, and a reception room, all well-proportioned. The living space is filled with natural light, providing an ideal setting for relaxation and inspiration. The open kitchen and living area are designed with sophistication, showcasing sleek lines and ambient lighting. Enjoy the luxurious bathroom oasis with a freestanding tub and glass shower enclosure. This flat combines comfort and style, presenting an exceptional urban living space.

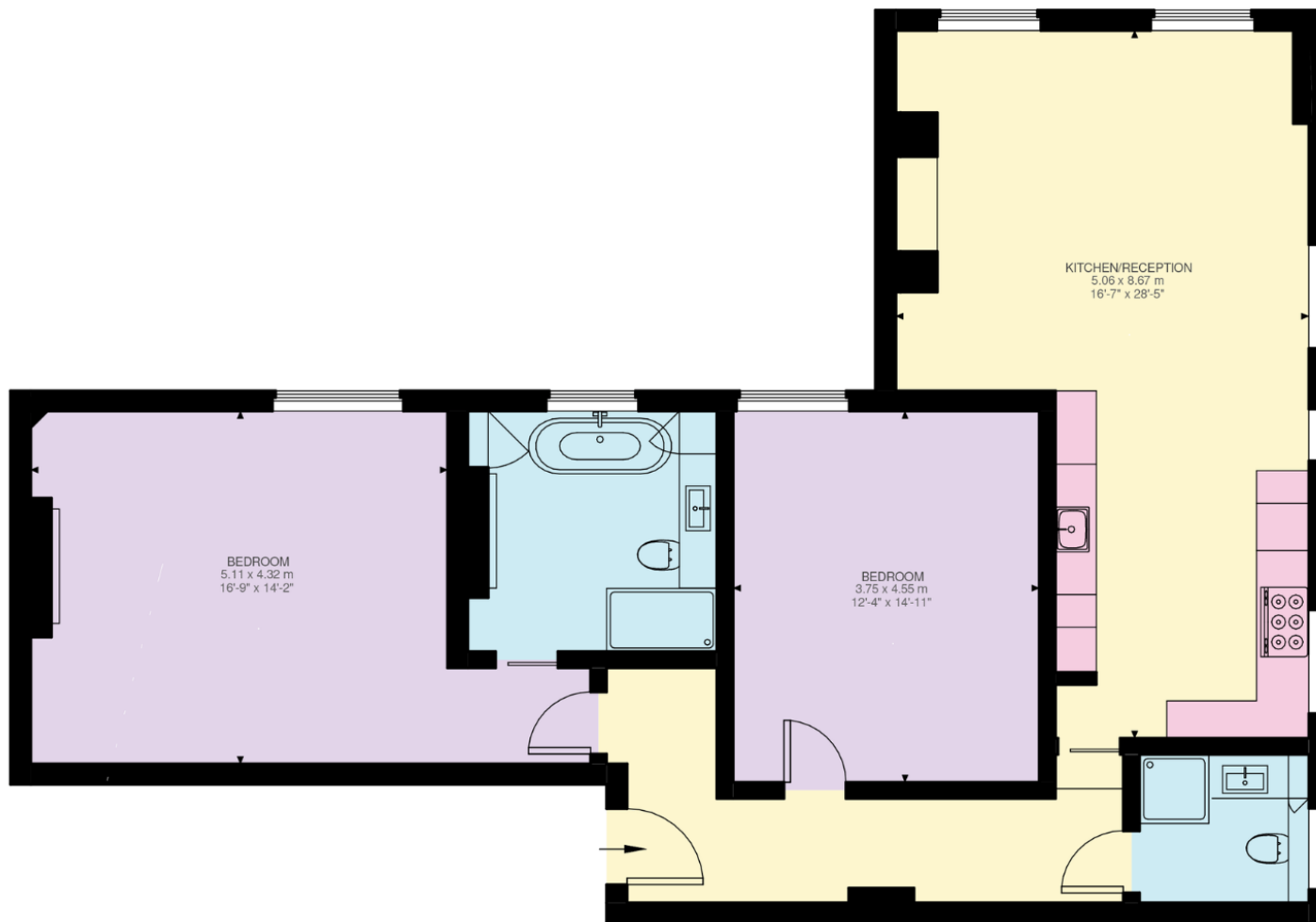
Bristol House on Southampton Row offers convenient access to London's vibrant culture and amenities. Positioned in the city centre, residents benefit from being near major transport links, ensuring efficient travel across London. The area is abundant in dining, shopping, and entertainment options, enhancing urban living.

\* Please note that we have not been able to confirm the the review period. You should ensure that you or your advisors make your own enquiries.









Second Floor

Approximate Gross Internal Area = 106.87 sq m / 1150 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

**Carlton Ruth**  
+44 20 3435 6456  
carlton.ruth@knightfrank.com

**Knight Frank Marylebone**  
Unit 49, 55 Baker Street  
W1U 8EW

**Charlie Anthony**  
+44 203 435 6451  
charlie.anthony@knightfrank.com

**knightfrank.co.uk**

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