



Witley Court, Coram Street, London, WC1N

£3,500per 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

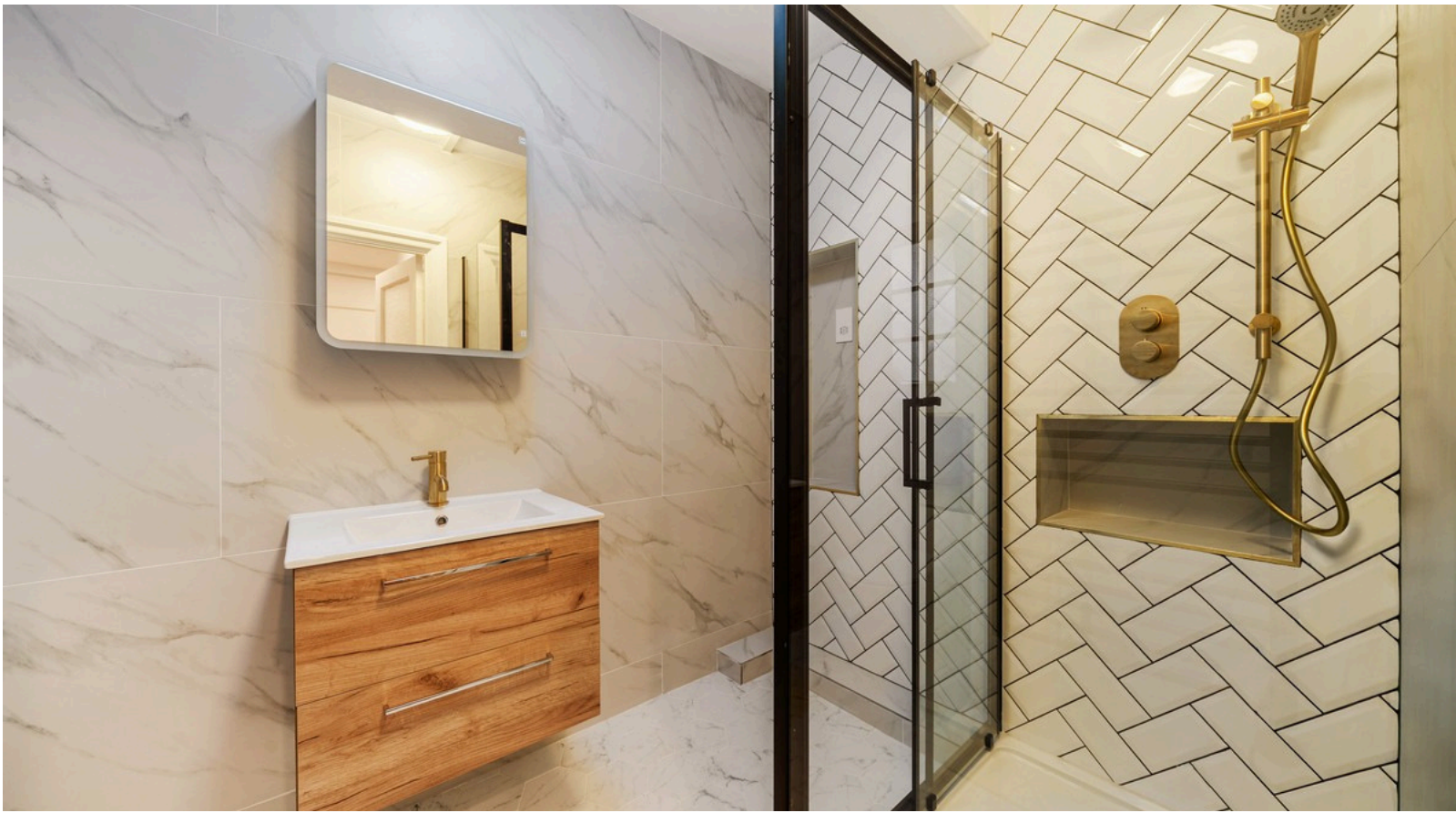
Set within a highly regarded 1930s mansion block in the heart of Bloomsbury, this newly renovated 2 bedroom flat offers a rare opportunity to live in one of central London's most established and well-connected neighbourhoods.

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.

The refurbishment has been completed with a strong emphasis on quality, comfort and attention to detail. New secondary glazing was added to the windows and the flooring has enhanced sound insulation providing a comfortable and contemporary living environment. Storage has been thoughtfully maximised, with two generous hallway cupboards, built-in wardrobes in both bedrooms, and integrated bookshelves in the reception room.

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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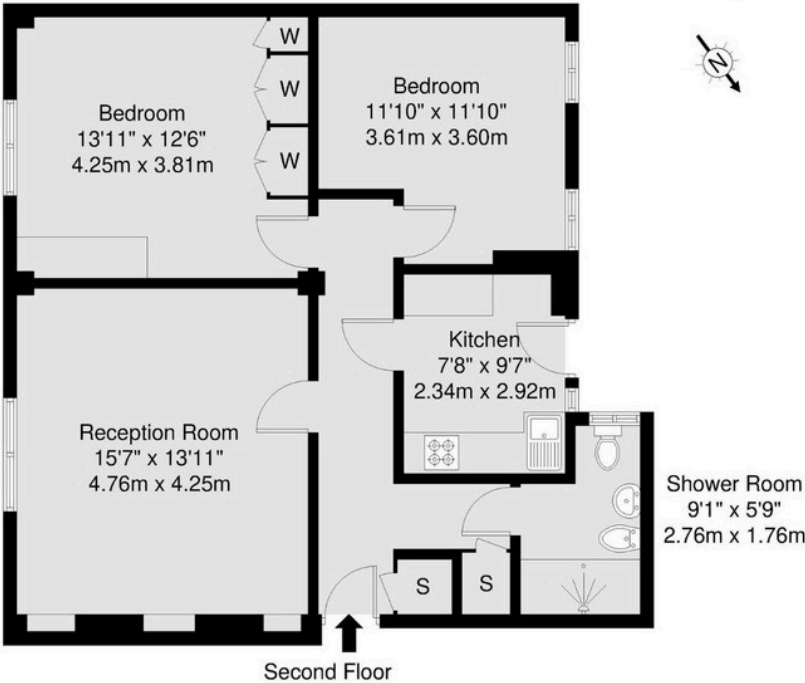
 793 sq ft



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
Canals, Balcony, Terrace, View (see etc)
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Ceiling less than 2.0m / 6'6"

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		

