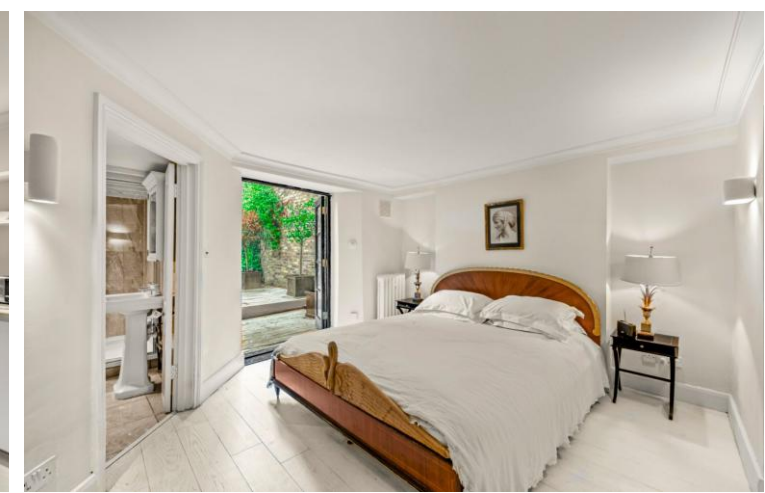
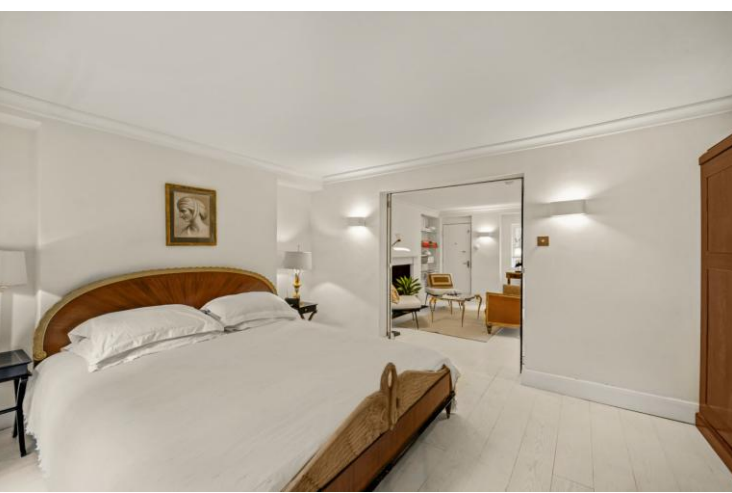




Marchmont Street
Bloomsbury, WC1N

CHESTERTONS





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 the vast majority of central London apartments — provides both a private retreat and an enviable setting for entertaining. Period details characteristic of the building's architecture have been sympathetically retained throughout, lending the home a warmth and character rarely found in new-build equivalents.

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.

- Large private landscaped garden
- One double bedroom
- Period building, attractive façade
- Lower ground floor position
- Village street character
- Opposite The Brunswick Centre

Asking Price £525,000

Energy Efficiency Rating		
Energy efficiency class	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
45-48 F		
35-39 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Tenure: Leasehold 90 years 6 months

Service Charge: £600 Mainly towards a sinking fund

Ground Rent: £250

Local Authority: London Borough Of Camden

Council Tax Band: C

Chestertons Covent Garden Sales

196 Shaftesbury Avenue

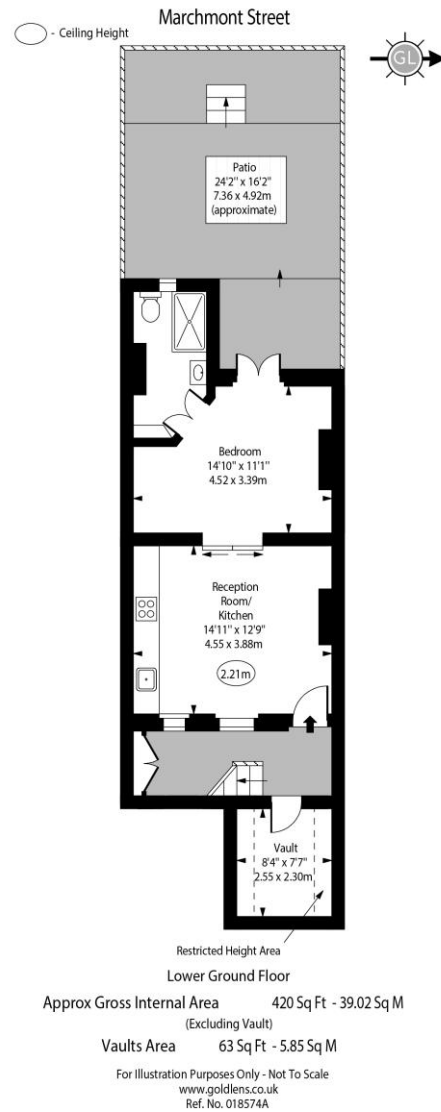
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