



## KING EDWARD MANSIONS

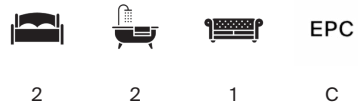
London WC2H





# KING EDWARD MANSIONS, GRAPE STREET

A beautifully restored 2 bedroom apartment in a charming Grade II Listed building.



Local Authority: London Borough of Camden

Council Tax band: F

Tenure: Leasehold with approximately 140 years remaining

Ground rent: Peppercorn

Service charges: approximately £3,117 per annum, reviewed every year, next review due 2027

**Guide Price: £1,750,000**





THIS BEAUTIFULLY RESTORED TWO BEDROOM APARTMENT IS SITUATED ON THE 4TH FLOOR OF KING EDWARD MANSIONS, A CHARMING GRADE II LISTED BUILDING ON GRAPE STREET.

The newly designed eat-in kitchen features contemporary styling with integrated appliances including a coffee machine and wine fridge, creating a perfect setting for everyday living and entertaining. Flooded with natural light, the large reception room opens onto a private balcony, offering a peaceful outdoor retreat. The original fireplace and beautifully restored period cornicing add character and elegance, highlighting its timeless heritage charm. The generous main bedroom offers a serene space for relaxing, enhanced by a feature fireplace and bespoke storage units. Adjacent, the beautifully designed shower room includes double wash basins, a walk-in shower, and high-quality furnishings. A spacious guest bedroom benefits from its own ensuite shower room, providing comfort and privacy for visitors. The 3rd room works perfectly as a private study, or additional storage space.





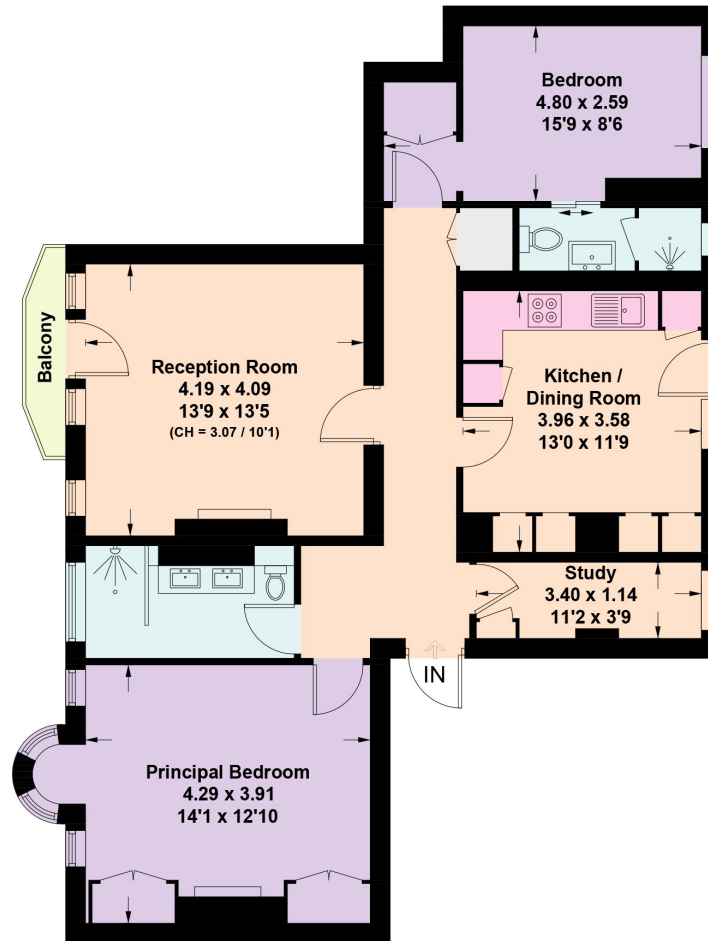






# Grape Street, WC2H

Approximate Floor Area = 89.5 sq m / 963 sq ft  
Including Limited Use Area (1.1 sq m / 12 sq ft)



**Fourth Floor**

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. (ID1287740)

Approximate Gross Internal Area = 89.5 sq m / 963 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.

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