



Gordon Mansions, Torrington Place, Bloomsbury WC1E 7HF

£1,190,000

MOLLARO











AN EXCEPTIONALLY SPACIOUS FOUR  
BEDROOM MANSION BLOCK APARTMENT  
IN A SOUGHT-AFTER BLOOMSBURY  
LOCATION. FULL MODERNISATION IS  
REQUIRED, OFFERING A RARELY AVAILABLE  
BLANK CANVAS TO CREATE A STUNNING  
RESIDENCE APPROACHING 1,500 SQ FT.

Gordon Mansions is a well-regarded Edwardian mansion block in a highly sought-after location, enjoying all that Bloomsbury has to offer. You are ideally situated in a peaceful setting on the corner of Torrington Place and Huntley Street, yet mere steps away from the vibrant Tottenham Court Road and onwards to the word-class shops and restaurants of the West End. Goodge Street station is just moments away and further transport links from Russell Square, Tottenham Court Road, Warren Street, Euston and Kings Cross St Pancras stations are also all within walking distance. Just a short stroll away are The British Museum, University College London and numerous leafy squares and parks. For travel further afield, the convenient Heathrow Express at Paddington Station is around 12-14 minutes away by taxi.

The area continues to captivate thanks to its ideal setting, with Bloomsbury recently being named one of the best places to live in the UK in the annual list, by The Sunday Times, and was the only location in London to make the top ten. Bloomsbury is also currently undergoing a £400m investment project to further enhance its appeal to residents and visitors alike.



The building was constructed in 1901 and retains its characterful appearance typical of the era. The location of Gordon Mansions has attracted several notable residents to make it their home, especially those from the literary and academic worlds that Bloomsbury is so appreciated for. These include the renowned playwright and author George Bernard Shaw and the celebrated actor Sir John Hurt.

The apartment is situated on the elevated ground floor of the building and offers exceptionally spacious accommodation throughout on grand proportions, including a 44ft long entrance hall and 24ft wide reception room. The high ceilings throughout add to the feeling of light and space and numerous character features are still evident including large sash windows, picture rails and several fireplace surrounds.

A full programme of modernisation is now required throughout, however the property has been priced competitively to take this into account when compared to others in the building and nearby. This offers a rare opportunity to create a bespoke residence to one's own specification, whilst having the potential to add significant future value. The vendors have commissioned a Level 3 RICS Survey Report and copies of this can be made available to seriously interested prospective purchasers upon request.

The recently extended lease has approx. 172 years remaining and benefits from having no ground rent payable. The apartment is offered for sale with vacant possession and no forward chain and awaits new owners to transform it to achieve its full potential.















## KEY FEATURES

- Exceptionally Spacious Mansion Block Apartment
  - Approaching 1,500 Sq Ft of Accommodation
    - Highly Sought-After Bloomsbury Location
- Moments from Tottenham Court Road & Goodge Street
  - Four Bedrooms & Two Reception Areas
  - Full Modernisation Required Throughout
  - RICS Survey Report Available On Request
- Extended Lease with No Ground Rent Payable
  - Vacant Possession & No Forward Chain
- Excellent Potential to Transform & Add Value









CHARACTER FEATURES



CHARACTER FEATURES









## ADDITIONAL INFORMATION

**Tenure:** Leasehold - Extended Lease with Approx. 172 Years Remaining

**Ground Rent:** Nil

**Maintenance:** £6,386 per annum, to include heating & hot water via the communal boiler, buildings insurance, caretaker and security services, building maintenance and repairs.

**Freeholder:** Camden Council

**Council Tax** Band F

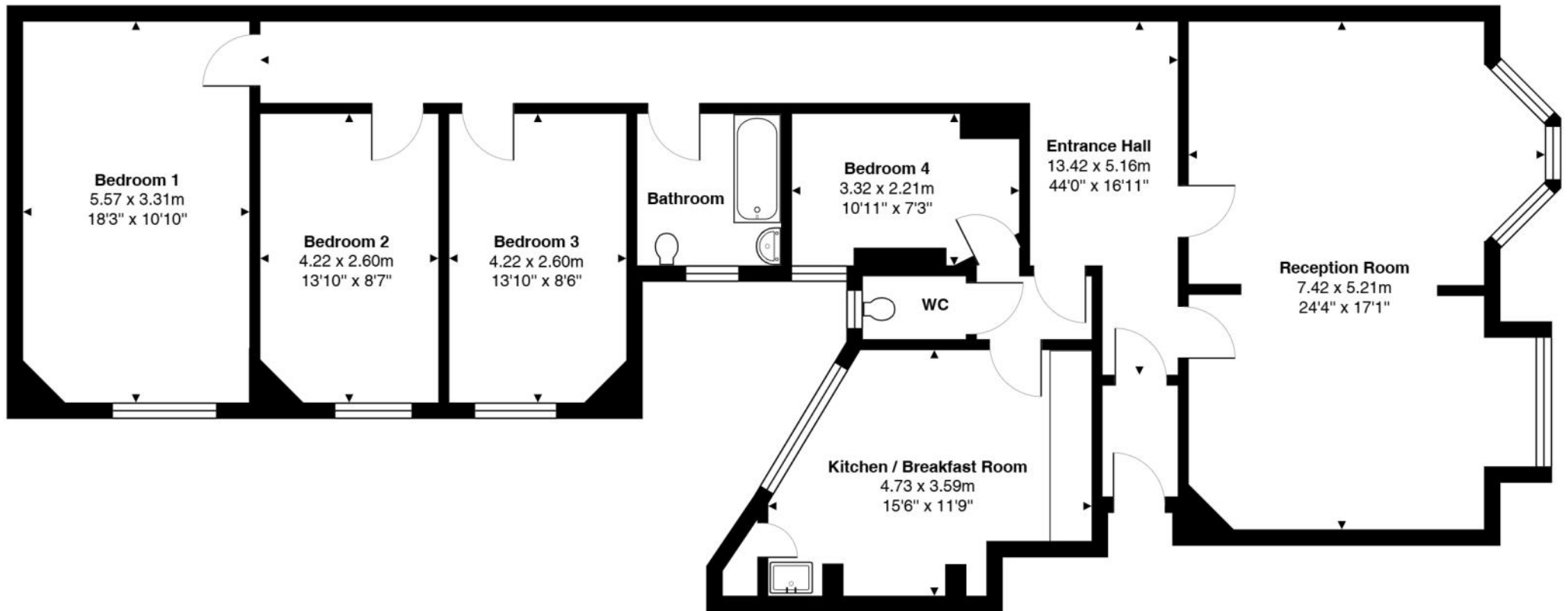
**Energy Performance Certificate (EPC) Rating:** C (69)







# FLOORPLAN

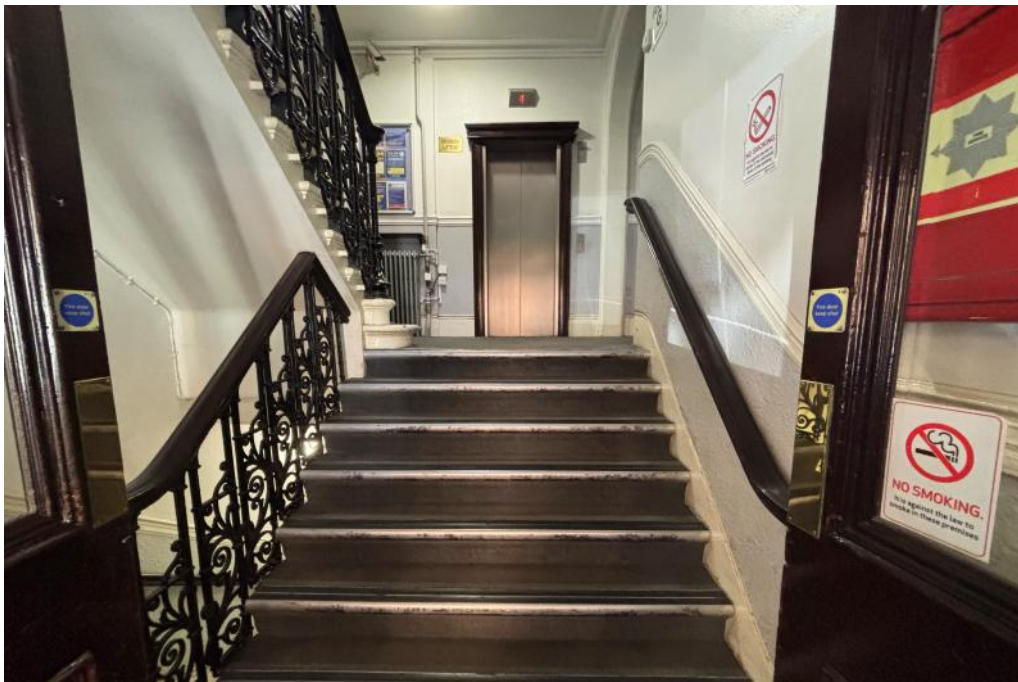


Total Floor Area: 137.1 m<sup>2</sup> ... 1476 ft<sup>2</sup>

Gordon Mansions, Torrington Place, London, WC1E 7HF

Floorplan is not to scale. All measurements are approximate and for display purposes only.





## NEARBY PLACES

### Approximate Walking Times

Goodge Street Underground	4 Minutes
Warren Street Underground	6 Minutes
Euston Square Underground	6 Minutes
Tottenham Court Road Underground	12 Minutes
Russell Square Underground	13 Minutes
Euston Station	12 Minutes
Oxford Circus Underground	17 Minutes
Kings Cross St Pancras Station	19 Minutes
Tottenham Court Road	2 Minutes
Oxford Street	12 Minutes
Marylebone High Street	22 Minutes
Covent Garden	23 Minutes
Gordon Square Garden	5 Minutes
Bedford Square Garden	9 Minutes
University College London	From 1 Minute
University College Hospital	7 Minutes
SOAS	7 Minutes
Senate House	7 Minutes
The British Museum	9 Minutes

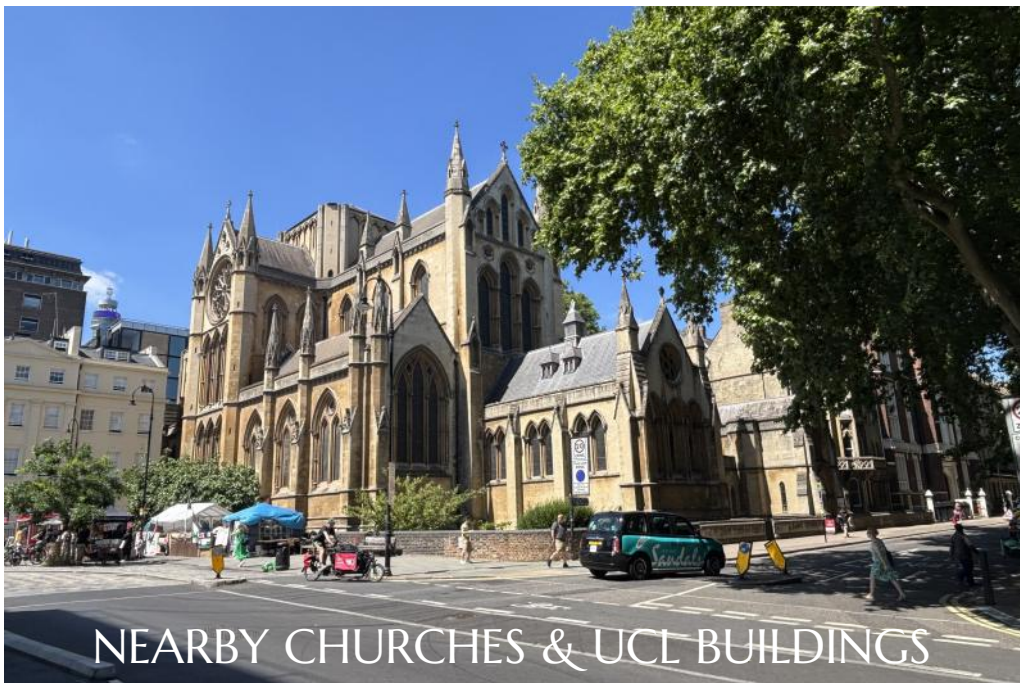




NEARBY GORDON SQUARE GARDEN



NEARBY GORDON SQUARE GARDEN



NEARBY CHURCHES & UCL BUILDINGS



NEARBY TOTTENHAM COURT ROAD



# AERIAL VIEW

GORDON  
MANSIONS

RUSSELL  
SQUARE



TOTTENHAM  
COURT ROAD

THE BRITISH  
MUSEUM

BEDFORD  
SQUARE

TOTTENHAM  
COURT ROAD



OXFORD  
STREET

MAYFAIR

GOODGE  
STREET



OXFORD CIRCUS  
REGENT STREET  
BOND STREET

UCL

SOAS

WARREN STREET  
EUSTON  
KINGS CROSS  
ST PANCRAS

MARYLEBONE







Viewing by Appointment Through the Vendor's Sole Agent

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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