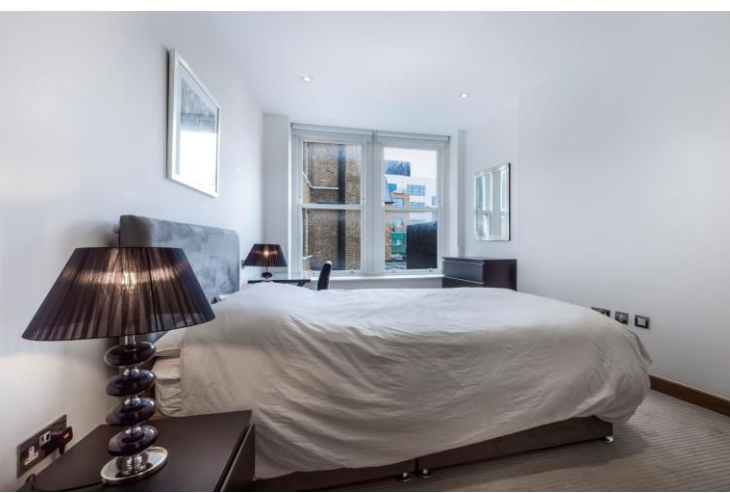




Bedford Row
London, WC1R

CHESTERTONS





An exceptional one-bedroom apartment set within The Belvedere, an elegant red-brick period conversion by Regal Developers, ideally positioned in the heart of Holborn. Beautifully combining classic architecture with contemporary living, this superb residence offers stylish interiors and an unrivalled Central London lifestyle.

The apartment provides bright, well-proportioned accommodation finished to a high standard throughout, creating a sophisticated home equally suited as a permanent residence, London pied-à-terre or investment opportunity. Residents benefit from the convenience of a daytime concierge, secure bicycle storage and a well-maintained communal environment.

Bedford Row is one of Central London's most distinguished addresses, moments from both Holborn and Chancery Lane Underground stations, providing excellent connections across the Capital via the Central and Piccadilly lines, including Night Tube services. The property is perfectly placed for the City, the legal district of Lincoln's Inn and the Royal Courts of Justice, making it particularly attractive to professionals working in law, finance and business.

The vibrant amenities of Covent Garden, Soho and the West End are all within easy walking distance, offering an outstanding selection of internationally renowned restaurants, theatres, boutiques and cultural attractions. Residents can also enjoy nearby Lincoln's Inn Fields, the British Museum and leisurely walks to the River Thames, placing some of London's most iconic landmarks right on the doorstep.

Offering the perfect balance of historic charm, modern convenience and an enviable location, this flat presents a rare opportunity to acquire an outstanding home in one of London's most sought-after postcodes.

- Short walk from Chancery Lane and Holborn underground
- Daytime concierge
- Luxury specification
- Envidable location
- Open plan reception

Asking Price £595,000

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 984 years 4 months

Service Charge: £7,846

Ground Rent: £350

Local Authority: Camden

Council Tax Band: E

Chestertons Covent Garden Sales

196 Shaftesbury Avenue

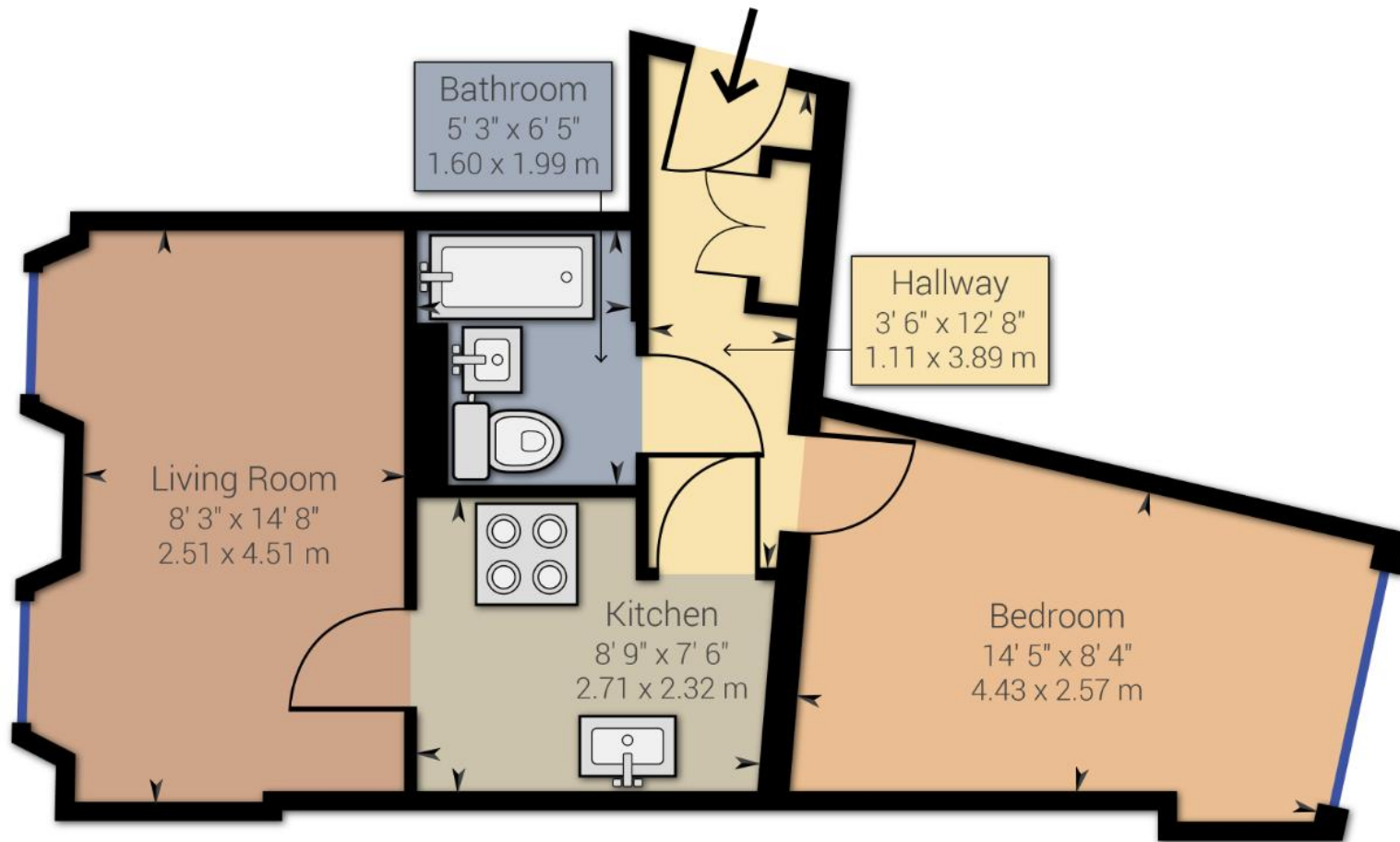
London

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Approximate net internal area: 401.86 ft² / 37.33 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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