



Kingsway
Holborn, WC2B

CHESTERTONS





Elegantly appointed lateral apartment occupying the entire 4th floor of an attractive period building. This beautiful two-bedroom residence has been designed with meticulous attention to detail, the interior and exterior providing modern luxury in a restored architectural gem. There is air-conditioning throughout the flat as well under floor heating in the bedroom, hallway and bathroom areas. The flat benefits from a basement storage unit and a dedicated locker in the reception hall on the ground floor. The building is connected to Club Quarters Hotel offering 24 hours concierge service and facilities such as fitness suite and meeting rooms. The building adjoins Lincoln's Inn Fields, a serene grassy square complete with tennis courts just a few minutes' walk from the shopping and cultural hub of Covent Garden.

- The classic exterior complements the contemporary interiors which are clean and modern.
- With a beautiful Parisian feel, Kingsway is lined with Plane trees and is next to the exciting district of Covent Garden.
- It is also located near excellent transport links.
- The building's roof top terrace is shared with only three other apartments with views of central London.

Asking Price £1,750,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		80
55-68 D	61	
49-54 E		
45-48 F		
35-39 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Tenure: Leasehold 111 years 9 months

Service Charge: £10,500

Ground Rent: £1,000

Local Authority: London Borough Of Camden

Council Tax Band: H

Chestertons Covent Garden Sales

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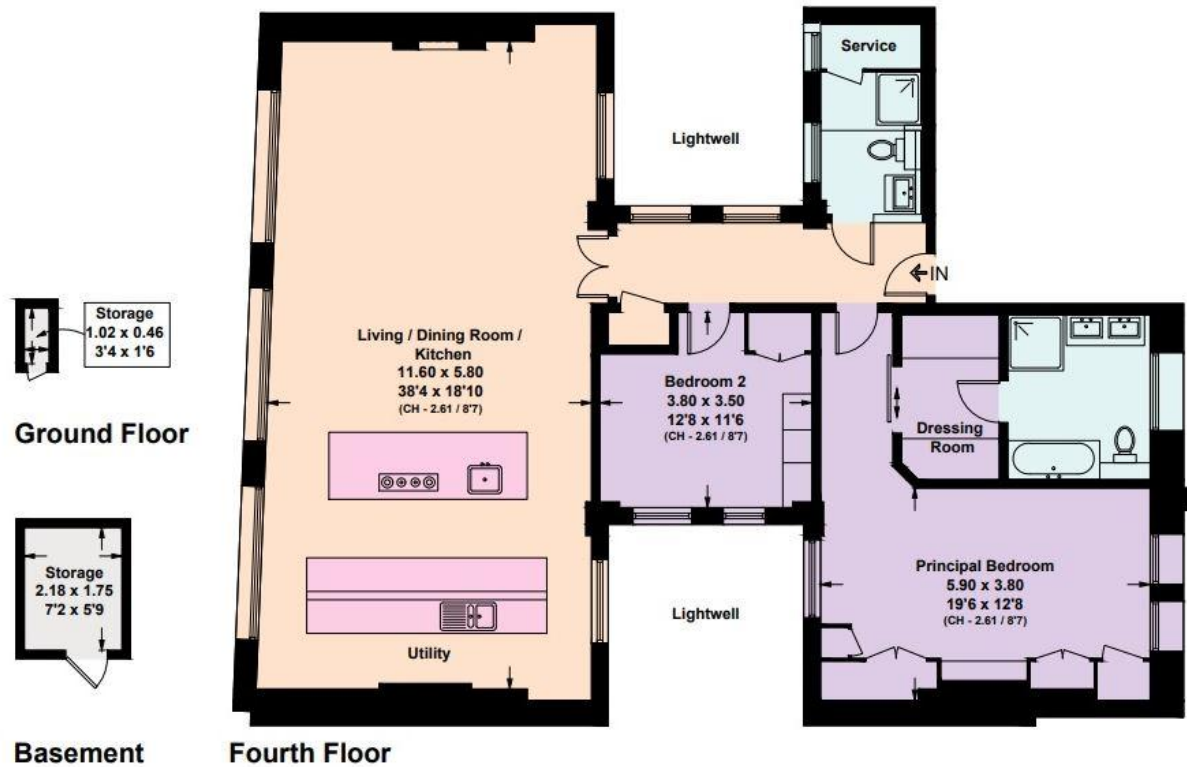
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Kingsway, WC2

Approximate Floor Area = 139.2 sq m / 1498 sq ft

Basement = 3.8 sq m / 41 sq ft

Total = 143 sq m / 1539 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. (ID828346)

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