



Derby Lodge
Britannia Street, WC1X





Step into history with this impressive triple-aspect one-bedroom apartment, set on the second floor of a charming Grade II listed Victorian mansion block that once stood at the heart of London's Industrial Revolution. With windows to north, south and west — a genuine rarity in a flat of this size — light pours in throughout the day, and the block's recent renovation means you can enjoy it all with complete peace of mind.

This is a home with real proportions, not just a clever floorplan. The bright reception room offers genuine space to relax and dine, centred around an original fireplace and hardwood floors that set the tone for the whole flat. A separate, modern fitted kitchen keeps cooking away from your living space, while timber double glazing — installed throughout under listed building consent and a rare find in a listed property — keeps things quiet and comfortable year-round.

The double bedroom is equally well-considered, with room for a proper bed, ample storage, and a second original fireplace as a lovely period touch. A walk-in shower room and separate W/C complete the picture — another genuine rarity in a one-bedroom flat.

Tucked away on a quiet, tree-lined street between King's Cross, Bloomsbury and Clerkenwell, Britannia Street puts you within easy reach of independent cafés, celebrated bakeries and everyday amenities, just moments from Coal Drops Yard, Granary Square and the Regent's Canal towpath. King's Cross St Pancras International is five minutes on foot, delivering direct access to multiple Underground lines, National Rail and the Eurostar — one of the most walkable, transport-light addresses in central London.

Perfect for a first-time buyer wanting genuine character over a cookie-cutter flat, a pied-à-terre owner who values a lock-up-and-leave location, or an investor seeking enduring appeal in one of London's most transformed and connected neighbourhoods.

- 171-year lease remaining at a peppercorn ground rent, with no further premium payable
- Major structural and external works to the building completed in 2025
- Service charge approx. £2,600 p.a., including communal heating and hot water
- EPC C (above the block average)

Offers in excess of £400,000

Tenure: Leasehold 170 years 10 months

Service Charge: £2,662 Communal Heating & Hot Water

Ground Rent: £0

Local Authority: Camden

Council Tax Band: C

Chestertons Covent Garden Sales

196 Shaftesbury Avenue

London

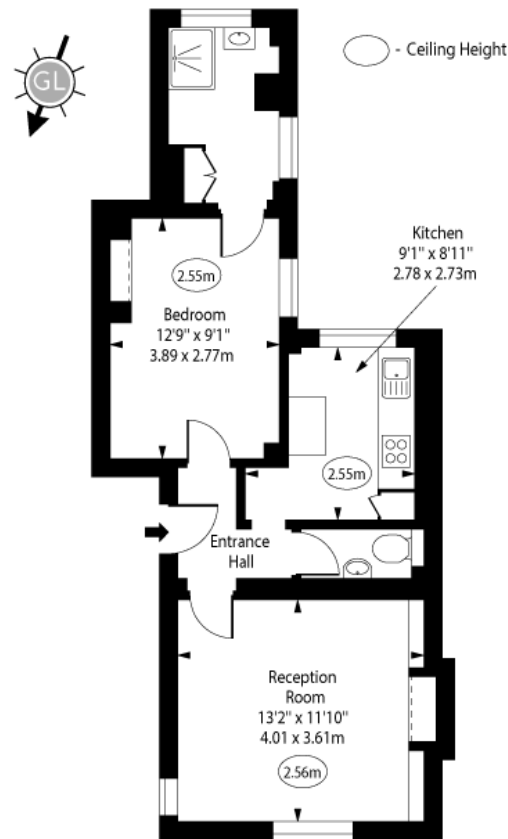
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Second Floor

Approx Gross Internal Area 470 Sq Ft - 43.66 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only. Measured according to the RICS. Not To Scale.
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Ref. No. 032857J