



BRUTON

— PROPERTY —



Rodmell Regent Square

London, WC1H 8HX

Guide price £395,000

A beautifully presented one-bedroom apartment with a private balcony overlooking the picturesque Regent Square Gardens.

The property features a bright and spacious reception room, a separate fitted kitchen, a generous double bedroom, and a well-appointed bathroom. Further benefits include a private storage space within the building, central heating and hot water included within the service charge, and the convenience of a purpose-built block complete with lift access.

Ideally positioned on Regent Square, the apartment is within easy walking distance of both Russell Square and King's Cross stations, offering superb transport links and a wide range of local amenities.

Key Information:

Lease Remaining: 101 years

Service Charge Estimate (year ending 31 March 2026): £2,796.89

Ground Rent: £10 (included within the service charge)

Council Tax Band: B

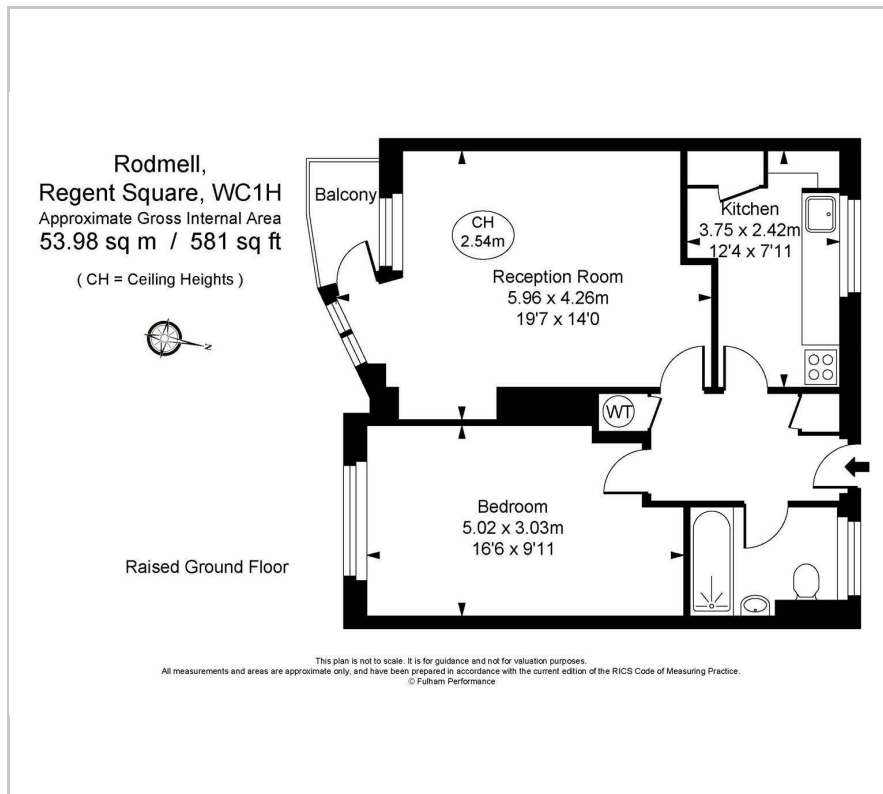
- Garden views
- 1 bedroom flat
- Lift access and stairs
- Private balcony
- Light and bright
- Excellent transport links
- Double glazing
- Central heating
- Leasehold

Viewing

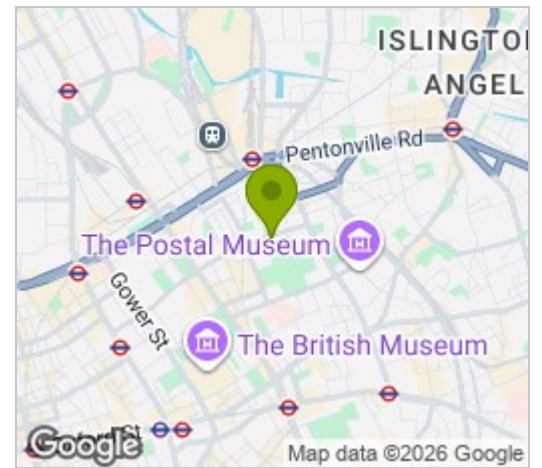
Please contact our Bruton Property Office on 0207 459 4696 if you wish to arrange a viewing appointment for this property or require further information.



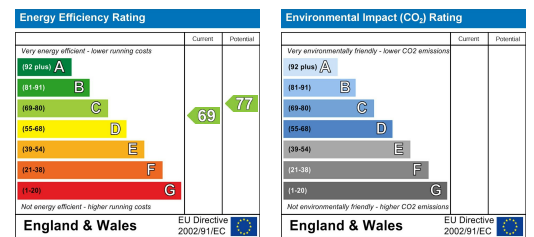
Floor Plan



Area Map



Energy Efficiency Graph



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