



WEDGEWOOD ESTATES

Residential Sales & Lettings

BLOOMSBURY MANSIONS, RUSSELL SQUARE, LONDON, WC1

A spacious and well-proportioned two-bedroom, two-bathroom apartment situated on the second floor of the sought-after Bloomsbury Mansions, ideally positioned overlooking the leafy surroundings of Russell Square.

Extending to approximately 992 sq ft (92 sq m), the property offers generous accommodation comprising a bright and spacious reception room with attractive views, a separate fitted kitchen, two well-sized bedrooms, an en-suite bathroom and an additional shower room. The apartment also benefits from excellent built-in storage and an abundance of natural light throughout.

Bloomsbury Mansions further benefits from an impressive communal entrance and a residents' gym. The property is superbly located in the heart of Bloomsbury, on Russell Square and within easy reach of the excellent selection of shops, restaurants, cafés and cultural attractions of the West End, together with convenient transport links across London. The property is also exceptionally well positioned for a number of leading London Universities, including University College London (UCL).



ENTRANCE HALL : RECEPTION ROOM : KITCHEN : MASTER BEDROOM
WITH ENSUITE BATHROOM : ADDITIONAL BEDROOM : SHOWER ROOM :
RESIDENTS GYM : PORTER : ALLOCATED UNDERGROUND PARKING
SPACE : S. CHARGE TBC : COUNCIL TAX BAND G : EPC RATING C

Asking Price £1,500,000

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BLOOMSBURY MANSIONS, RUSSELL SQUARE, LONDON, WC1B

SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £1,500,000

Lease: 970 Years

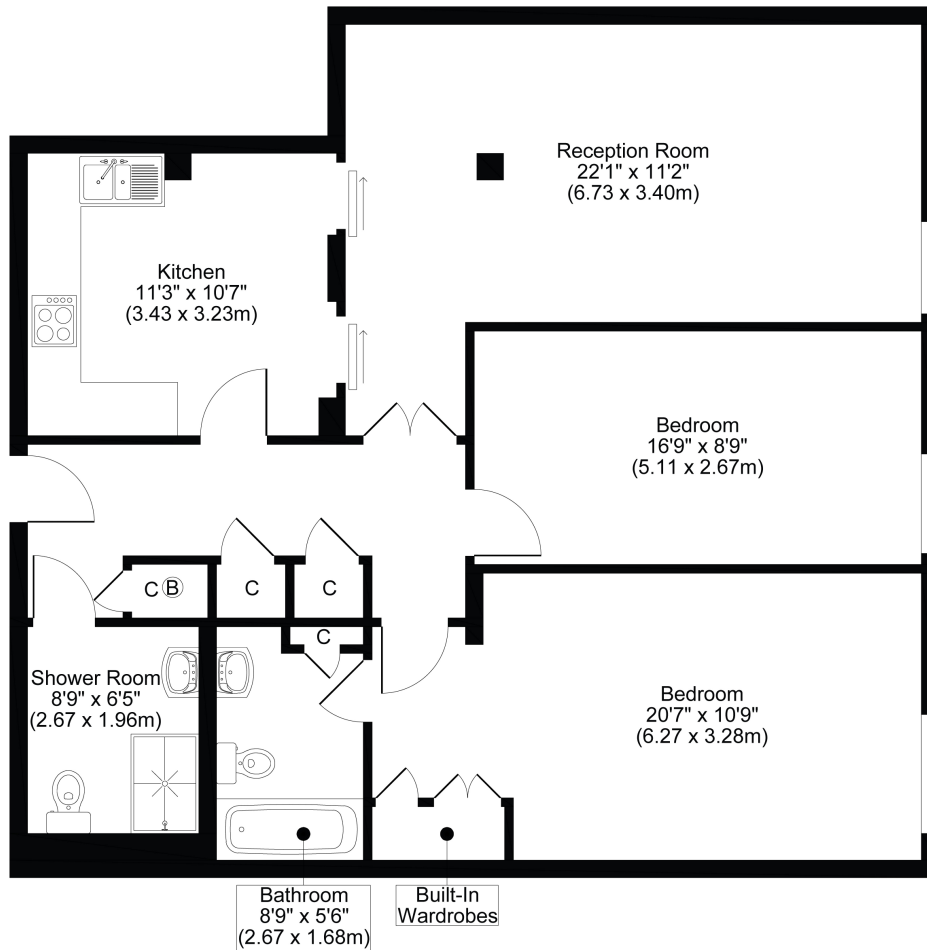
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Wedgewood Estates hereby give notice to anyone reading these particulars that :-

1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property. It should not be assumed that any content/furnishings/furniture, etc., photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s).
3. Measurements are approximate and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey, nor tested the services, appliances and fittings.
4. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement, these matters must be verified by the prospective purchasers that any necessary planning or building regulations have been obtained.
5. With regard to the tenure and service charges of the property, in many instances we have to rely on information supplied to us by the vendor or main agent. Tenure and service charge details MUST therefore be verified by prospective purchasers or their solicitors prior to purchase.



BLOOMSBURY MANSIONS WC1
TOTAL APPROX FLOOR PLAN AREA 992 SQ.FT (92 SQ.M)



SECOND FLOOR

All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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