



## JOHN STREET

Bloomsbury WC1N



## THREE BEDROOM APARTMENT IN BLOOMSBURY

Located in the heart of London, this elegant flat combines historic charm with contemporary style.

			EPC
3	2	1	TBC

Local Authority: London Borough of Camden

Council Tax band: G

Tenure: Leasehold: Approximately 111 years remaining

Service charge: £12,126.48 per annum, reviewed every year, next review due 2026

**Guide Price: £1,400,000**

The property offers an internal area of approximately 1,277 sq ft. The brick façade and large windows allow natural light to enhance the wooden floors and minimalist design. The kitchen features rich wood tones and Miele appliances, creating an elegant and functional space. The property comprises well-proportioned bedrooms, sleek bathrooms, a generous living area, a Juliet balcony, and access to a communal outside garden. The location offers excellent access to the city's cultural and business districts. Its position near the vibrant areas around John Street provides convenient access to a range of leisure and lifestyle amenities. Lamb's Conduit Street is just around the corner, and Hatton Garden is also close by, offering independent cafés, boutiques, and restaurants. Transport connections are excellent, with Russell Square and Chancery Lane stations nearby.



First Floor  
1277 ft<sup>2</sup>

Approximate Gross Internal Area = 118.65 sq m / 1277 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. (ID767266)

We would be delighted  
to tell you more.

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