



BULL INN COURT, WC2
£925,000 LEASEHOLD

Winkworth



BULL INN COURT, WC2R

A contemporary designed apartment on the first floor of a recent re-development within a handsome period building on Strand.

The property is configured with two bedrooms and two bathrooms, one of which is en suite, as well as an open-plan kitchen/reception room. There is good natural light, with the flat benefiting from southerly views towards Strand.

Internally, there is wooden flooring throughout the reception room and kitchen, an individually designed Poggenpohl kitchen with stone work surfaces, and Miele and Siemens appliances. The bathrooms feature marble mosaic flooring, underfloor heating and Burlington fittings. A Lutron lighting system and Daikin comfort cooling are also installed.

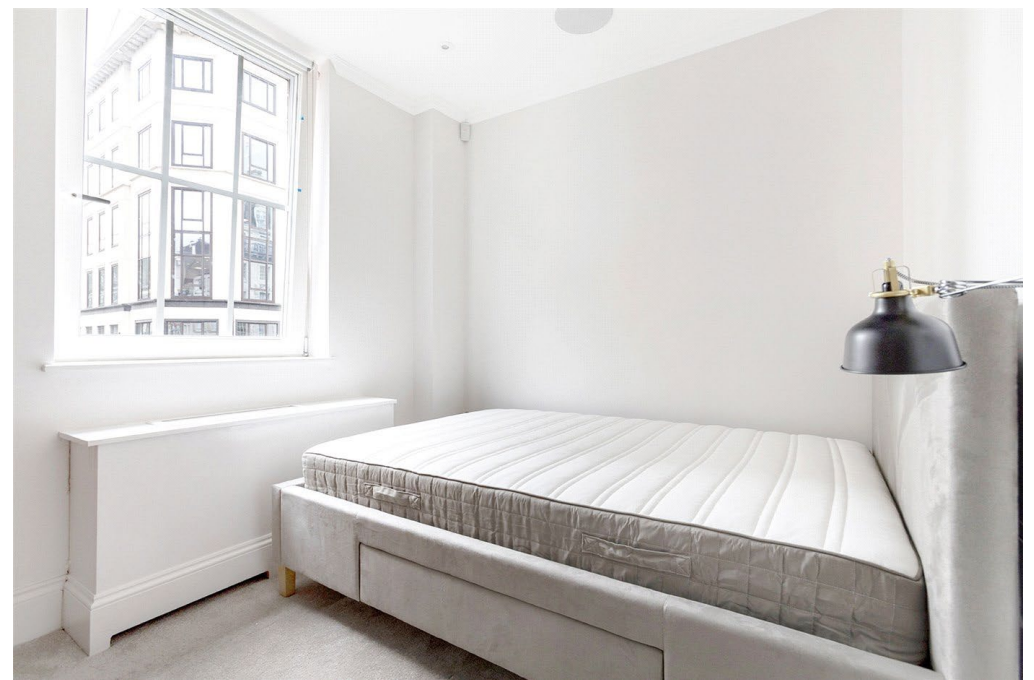
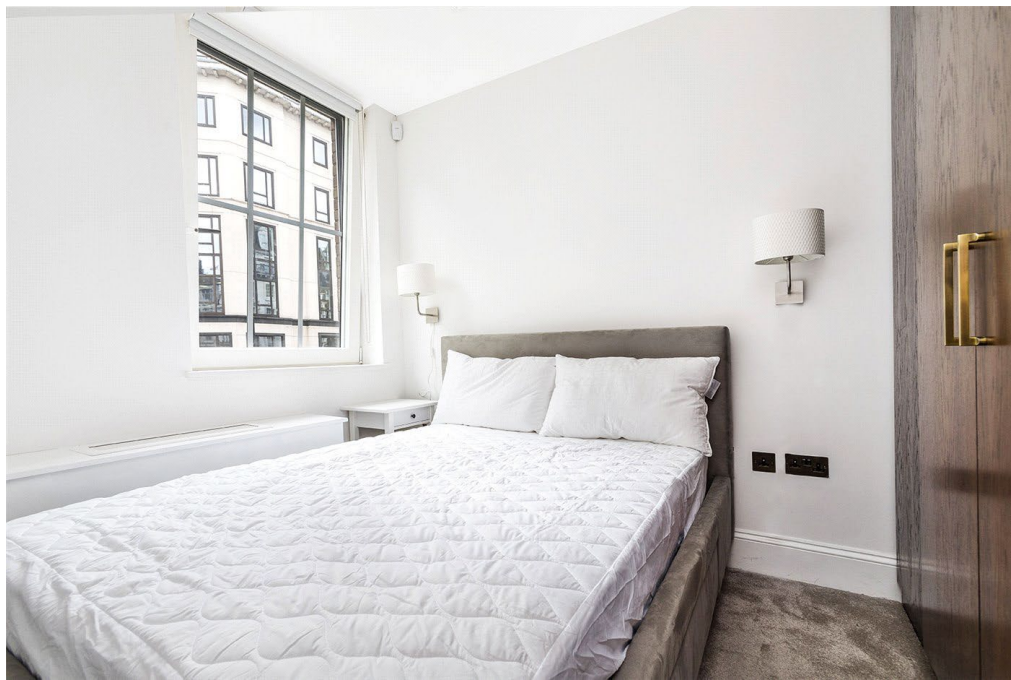
Charles Apartments comprises 16 flats, which were first sold approximately 10 years ago. The building has a daytime concierge and a lift, with access from Bull Inn Court.

Strand sits in London's cultural heartland, providing easy access to the Theatre District, the Royal Opera House, the National Portrait Gallery, Somerset House, Clubland and Covent Garden's extensive retail offerings, including numerous flagship designer stores. Dining options are plentiful, ranging from historic pubs and wine bars to fine dining and sophisticated cocktail bars.

The Legal Quarter and the world-renowned academic institutions of King's College London, LSE, UCL and SOAS are all within walking distance. For transport links, Covent Garden, Embankment and Charing Cross stations are all nearby.

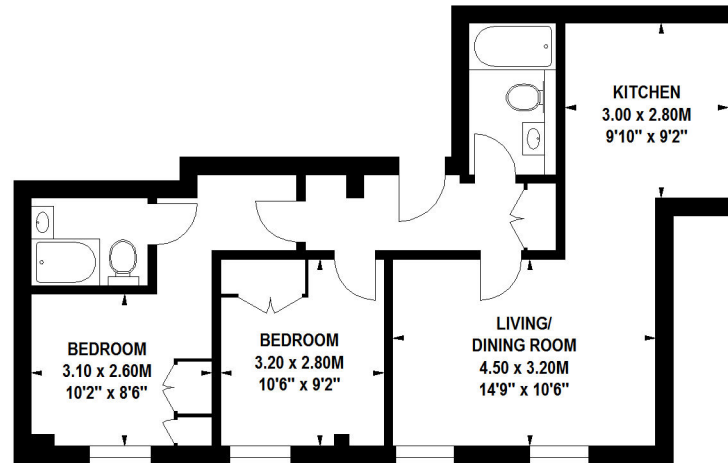
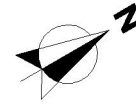
Leasehold, approximately 986 years remaining
 Service Charge: £5,578.36 per annum
 Ground Rent: £600 per annum
 Westminster Council, Band F, £1,472 per annum





The Charles Building

Approximate gross internal area
61.30 sq.m / 659.77 sq. ft



First Floor

Floor Plan produced for WINKWORTH by Mays Floorplans © . Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

West End | 0207 240 3322 | westend@winkworth.co.uk

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