



TRENTISHOE MANSIONS, WC2  
£475,000 LEASEHOLD

Winkworth



## TRENTISHOE MANSIONS, WC2

A one-bedroom flat full of charm and character set in an impressive late Victorian redbrick on Shaftesbury Avenue close to Cambridge Circus.

Just minutes from Covent Garden Piazza and Leicester Square, Trentishoe Mansions offers the opportunity to fully enjoy and embrace life in one of the world's most exciting cities.

A lift provides access to the first floor.

The apartment comprises an entrance hallway, a comfortable double bedroom, a bathroom, a separate kitchen and a reception room. The impressive ceiling heights add a wonderful sense of space, volume and light to the property. The flat feels a little dated but is presented in good order.

It has been a successful rental investment and would also make an ideal home for an owner-occupier or an excellent pied-à-terre. It is perfectly positioned to enjoy London's renowned theatres, restaurants and world-class retail opportunities.

All major Underground lines, together with the Elizabeth line, are within easy walking distance.

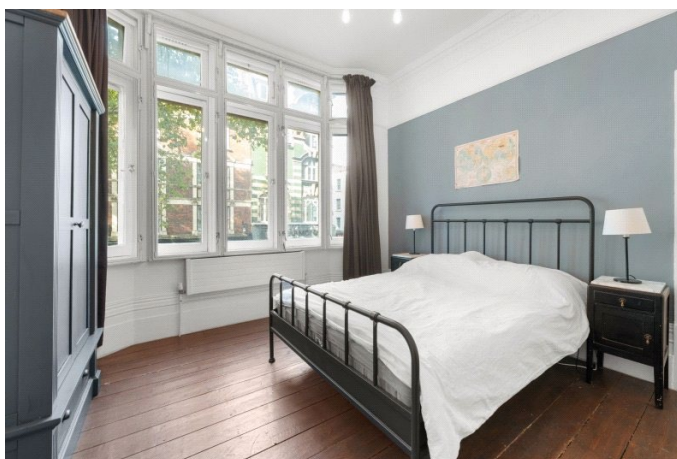
The flat is priced to reflect the 51-year lease, taking into account the cost of extending it. Please be aware that the lease extension process is currently under review by Parliament and may change to the benefit of leaseholders in the coming years.

**Leasehold**, approximately 51 years remaining

**Service Charge:** About £3,953 per annum

**Ground Rent:** About £10 per annum

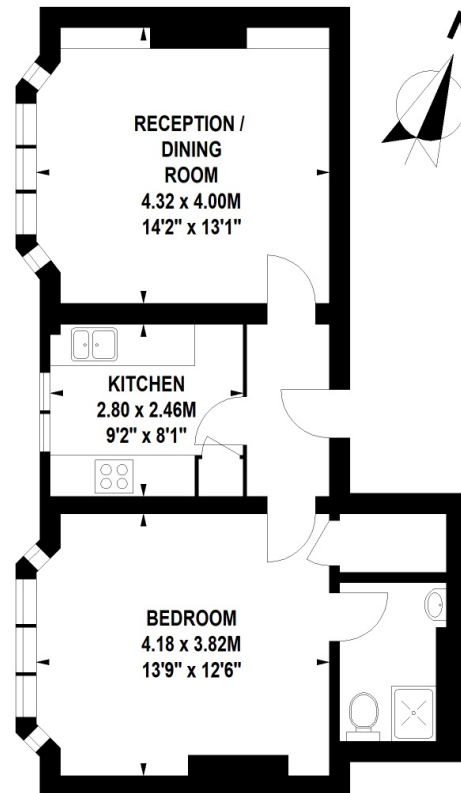
**Council Tax:** Camden Band D £2,107 per annum





# Trentishoe Mansions, Charing Cross Road, WC2H

Approximate Gross Internal Area 50 sq.m / 538 sq. ft



## First Floor

Floor Plan produced for WINKWORTH by Mays Property Marketing © . Tel 020 3397 4594

Illustration for identification purposes only. Not to scale.

Orientation, measurements, and other details are approximate and for guidance only, purchasers should verify details independently.

Where a room has a sloping ceiling the dotted line marks 1.50M height, and all measurements shown are at floor level.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 77 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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