



CHARLES ROWAN HOUSE, MARGERY STREET, LONDON, WC1X
£695,000 LEASEHOLD

Winkworth



CHARLES ROWAN HOUSE, MARGERY STREET, WC1X

Characterful and bright 3-bedroom flat situated in a Grade II listed, architecturally unusual block in a quiet residential road in Bloomsbury/Clerkenwell.

The building was constructed in expressionist style in the late 1920s as quarters for police families to the designs of Gilbert McKenzie Trench, the Met's architect.

Stairs to the flats give onto an internal courtyard with trees and bike racks. Major works including the installation of Crittall, double glazed windows, redecoration of stairwells, and rewiring of the electrics has recently been completed.

The flat has 3 bedrooms, one bathroom, one living room, one kitchen, a small terrace and lots of storage space. It has an internal balcony that is connected to the kitchen and overlooks the courtyard, catching the evening sun.

Windows on both sides of the flat give plenty of light throughout the day. The flat has kept its original 1920s design features.

Charles Rowan House is located on Margery Street which connects Bloomsbury and Clerkenwell.

The building is superbly positioned for access to the City, Lincolns Inn and the exciting new regeneration area at King's Cross. It is walking distance from rail and underground links at Farringdon, Kings Cross St Pancras, Angel, Russell Square and Chancery Lane. It is also close to a host of major London universities including Kings College, UCL, LSE, UAL and SOAS.

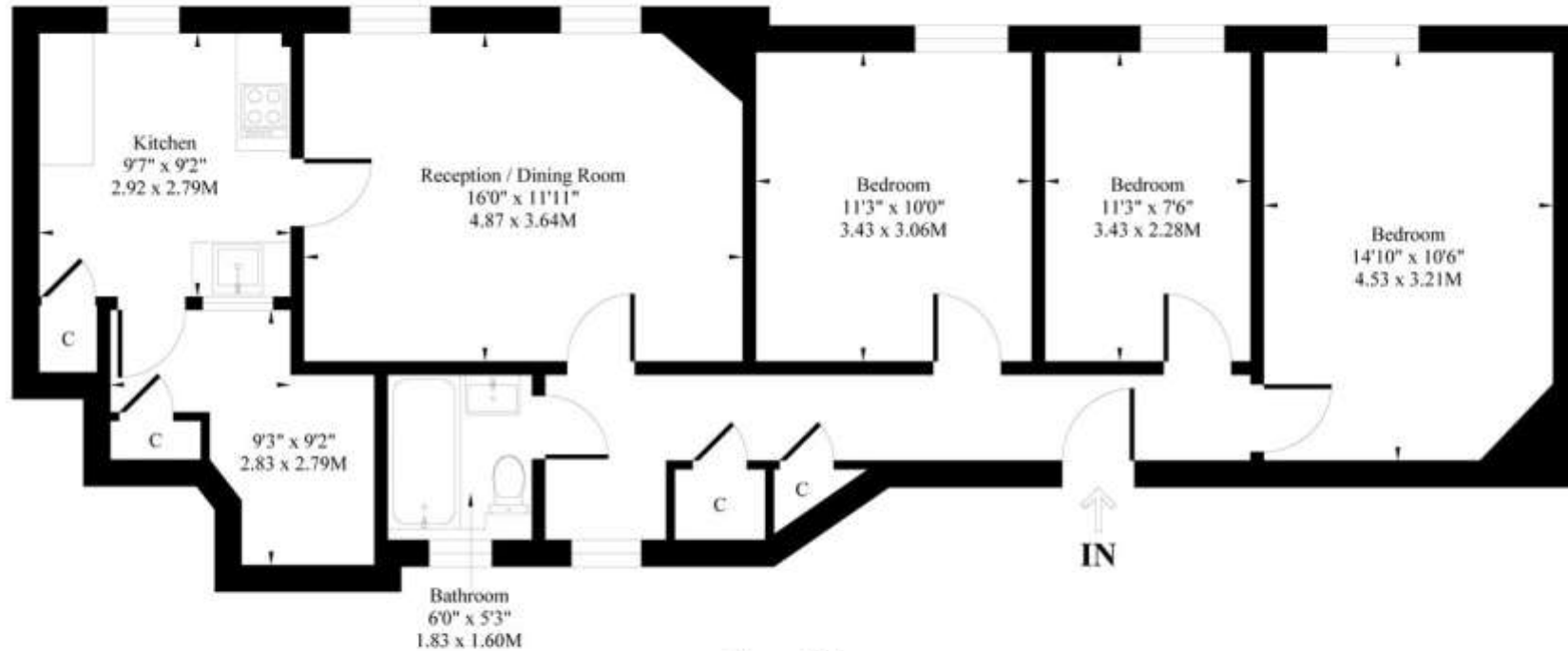
There is a wealth of shops, restaurants and bars nearby including on Exmouth Market, at the Brunswick Centre and around Angel. The West End is a short bike or bus ride away, as are the Tate Modern and the Barbican.

Leasehold: approx. 99 years remaining | Service Charge: Approx. £1,920pa | Ground Rent: Approx. £10pa | Council Tax Band: C





Margery Street, WC1X



Floor Plan

Approx. Gross Internal Area: 895 Sq. Ft / 83.18 Sq. M

Measured in accordance with RICS guidelines.
Every attempt is made to ensure accuracy however all measurements are approximate.
The floor plan is for illustrative purposes only and is not to scale.

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