



**COPTIC STREET, LONDON, WC1A**  
**£695,000 LEASEHOLD + SHARE OF HEAD LEASE**

**A ONE BEDROOM FLAT OF CHARM AND CHARACTER IN EXCELLENT REFURBISHED ORDER ON THE SECOND FLOOR OF A CONVERTED VICTORIAN DAIRY IN A PRIME BLOOMSBURY LOCATION.**

**Leasehold: 958 years remaining | Service Charge: Approx. £2,800 per annum | Ground Rent: Approx. £50 per annum | Council Tax: Camden Band D £2011 per annum**

**West End | 020 7240 3322 | [westend@winkworth.co.uk](mailto:westend@winkworth.co.uk)**

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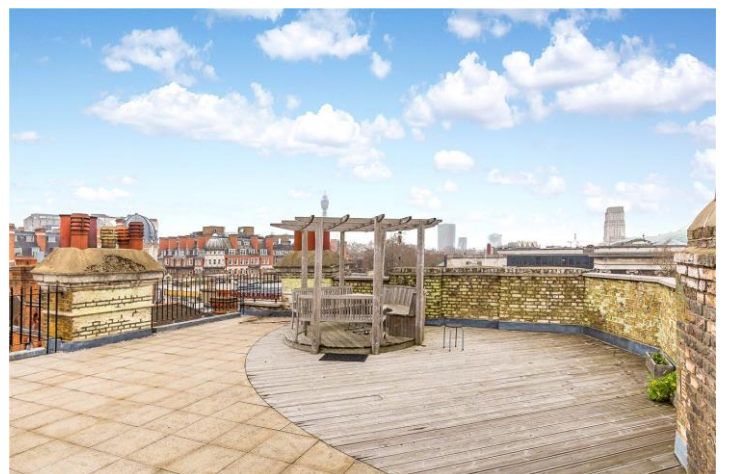
**for every step...**

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## DESCRIPTION:

The common parts are in good order and residents have access to the large communal roof terrace offering far reaching and panoramic roof-top views. St George's House is an impressive Victorian Dairy found at the junction of Coptic Street and Little Russell Street at the heart of the Museum Village just to the south of The British Museum. The traffic restrictions, art galleries, cafes and boutique shops combine to create a welcoming and comfortable ambience making this one of Bloomsbury's most popular locations. The nearest Underground Stations are Tottenham Court Road, Holborn and Russell Square.



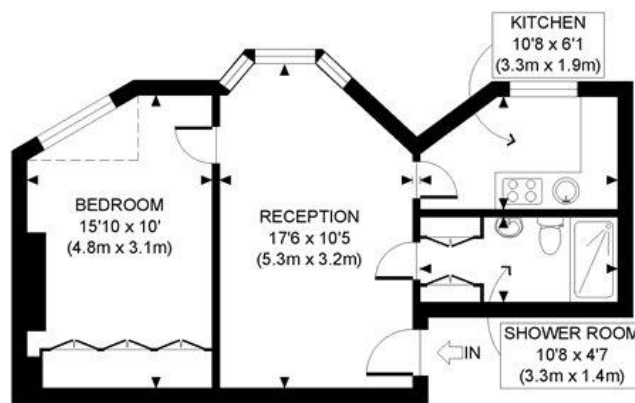
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GROSS INTERNAL FLOOR AREA 437 SQ FT



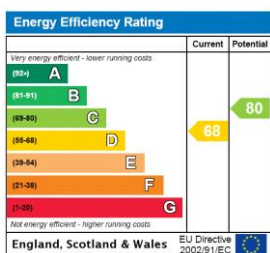
APPROX. GROSS INTERNAL FLOOR AREA: 437 SQ FT/ 41 SQM



This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS  
RENDERING AND PHOTOGRAPHY

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Leasehold

**Term:** 958 years and 7 months

**Service Charge:** Approx. £2,800 per annum

**Ground Rent:** Approx. £50 Annually (subject to increase)

**Council Tax Band:** D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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