



ODHAMS WALK, LONDON, WC2H
£760,000 LEASEHOLD

A THREE BEDROOM APARTMENT WITH A PRIVATE TERRACE IN A PRIME COVENT GARDEN LOCATION.

Leasehold: Approx. 48 years remaining | Service Charge: Approx. £2,690 per annum |
Ground Rent: Approx. £10 per annum | Council Tax: Band F, £1408 | EPC: TBC

West End | 020 7240 3322 | westend@winkworth.co.uk

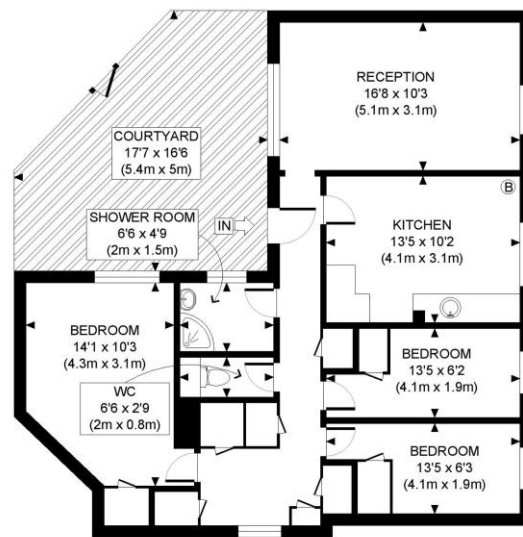
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DESCRIPTION:

The property is located in Odham's Walk, a well maintained and popular residential development, conveniently and impressively located just off Long Acre, Neal Street and Shelton Street. The third floor flat is in good but dated order throughout. There are three bedrooms, an eat-in kitchen and a reception room and a shower room. Odhams Walk is a 1970's award winning semi-gated development with stepped housing levels and impressive communal areas. Leases are extendable, and the law is changing to make the process easier. The central location gives excellent access to all the theatrical,



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 838 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 838 SQ FT/ 78 SQM

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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

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		77	81
EU Directive 2002/91/EC			

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Tenure: Leasehold

Term: 48 year and 1 months

Service Charge: Approx. £2,690 per annum

Ground Rent: Approx. £10 Annually (subject to increase)

Council Tax Band: F

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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