



**GREAT RUSSELL MANSIONS, GREAT RUSSELL STREET, LONDON, WC1B  
£1,350,000 LEASEHOLD**

SET IN AN IMPOSING LATE VICTORIAN MANSION BLOCK OPPOSITE THE BRITISH MUSEUM ON THE SECOND FLOOR AT THE REAR WITH A LIFT, THIS STUNNING THREE BEDROOM LATERAL FLAT IS FACING SOUTH OVERLOOKING GILBERT STREET AND THEREFORE IS LIGHT AND QUIET.

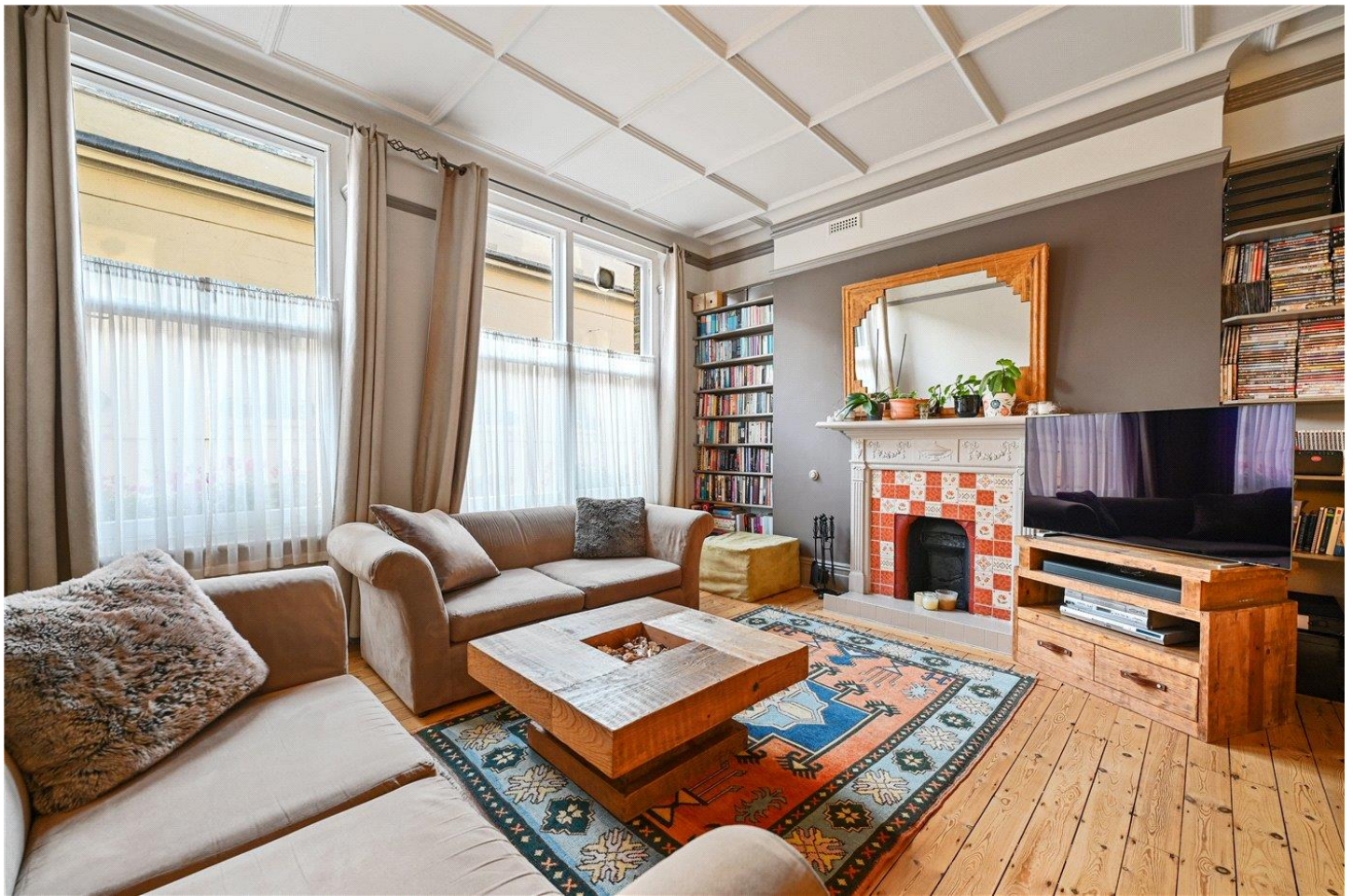
Leasehold: Approx. 104 years remaining | Service charge: Approx. £1,929.42 per annum | Ground rent: Approx. £10 per annum | Council Tax: Band E, £2,458

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

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**DESCRIPTION:** Full of original features, sanded floorboards, character and charm brought into it by the current owner who has been there years. The flat has period features throughout including two servants bells in the lounge and three opened working fireplaces (the lounge is swept and used each winter). Most of the original walls have been replastered and decorated throughout with Farrow & Ball paints. New carpets in bedrooms and newly sanded and varnished original floorboards; also, in 2021. Great Russell street is in the Heart of Bloomsbury moments away from Tottenham Court Road, the Elizabeth line. Soho and Covent garden are on your doorstep and the Universities of LSE, UCL and Kings are all close by. This is a seriously beautiful flat and early viewing is highly recommended.



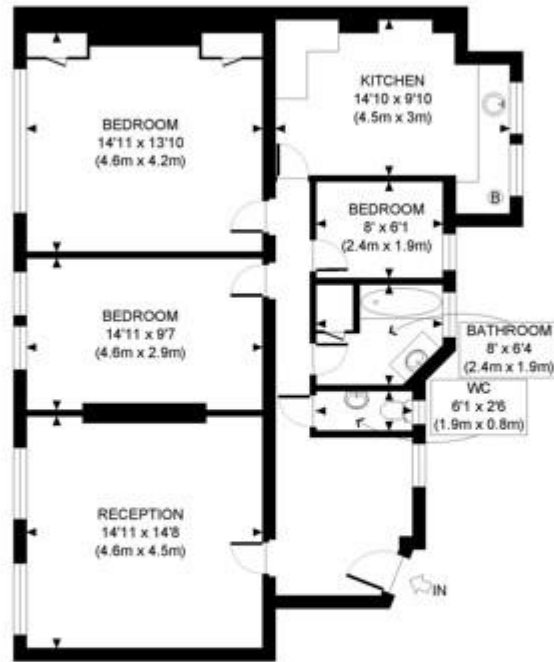
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SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1017 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1017 SQ FT/ 94 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		75	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 104 year and 0 months

**Service Charge:** Approx. £1,929.42 per annum

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

**Council Tax Band:** E

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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