



RIDGMOUNT GARDENS, LONDON, WC1E

£920,000 LEASEHOLD

A BEAUTIFULLY PROPORTIONED, TWO-BEDROOM APARTMENT ON THE RAISED FIRST-FLOOR OF ONE OF BLOOMSBURY'S FINEST VICTORIAN PORTERED MANSION BUILDINGS.

LEASEHOLD: APPROX. 129 YEARS REMAINING | SERVICE CHARGE: APPROX. £6,000 PA TBC |
GROUND RENT: APPROX. £250 PA | COUNCIL TAX: CAMDEN BAND F £2,905 | EPC: C

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

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DESCRIPTION:

There is an impressive reception, a large double bedroom, a sit-in kitchen, a bathroom and a good single bedroom. The flat has a lovely comfortable feel with period features, high ceilings and nice light. It is in good but dated condition and a fine example of a flat in its class. Ridgmount Gardens is an architecturally handsome and imposing portered redbrick mansion building found in the heart of Bloomsbury. The building and common parts are in excellent order. The Porter's Office is found on the Lower Ground Floor. Access to The City, The West End, The Legal Quarter, UCL, SOAS, Kings, UCH and the major rail termini is easy. The nearest Underground stations are Tottenham Court Road, Goadge Street and Warren Street.



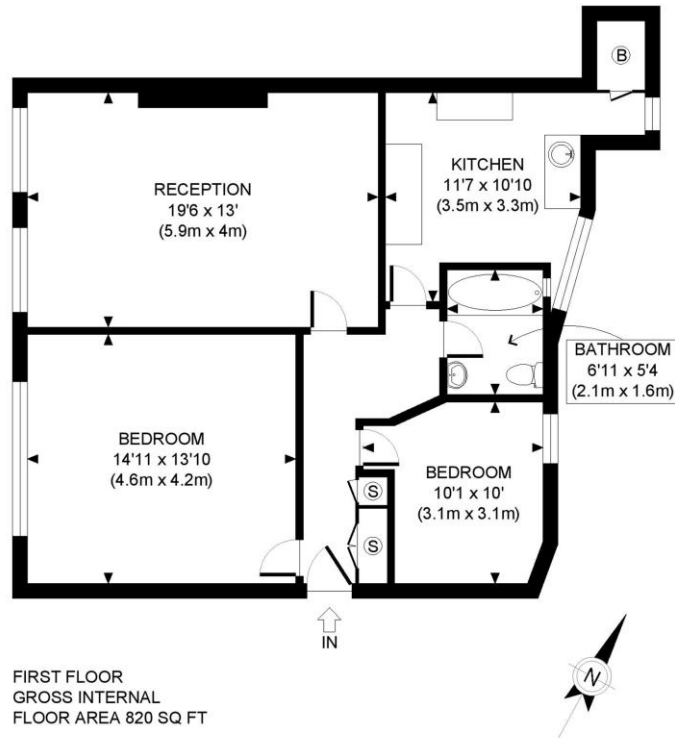
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APPROX. GROSS INTERNAL FLOOR AREA: 820 SQ FT/ 76 SQM

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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
THE STOP SHOP FOR PROPERTY BUILDINGS

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
(92+)	A		
(81-91)	B		
(69-80)	C	77	84
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Leasehold

Term: 128 year and 11 months

Service Charge: Approx. £6,000 per annum

Ground Rent: Approx. £250 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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