



BEDFORD COURT MANSIONS, BEDFORD AVENUE, LONDON, WC1B

£1,000,000 LEASEHOLD

A TWO BEDROOM, RAISED GROUND FLOOR FLAT THAT HAS JUST BEEN REFURBISHED TO A VERY GOOD STANDARD, SET AT THE REAR OF THIS HISTORIC MANSION BLOCK THAT IS ONE OF THE FINEST IN BLOOMSBURY.

Lease: 963 years remaining | Service charge: £5,226 p/a include communal hot water (heating is separate), concierge, insurance of the block and a sinking fund | Ground rent: £100 p/a | Council Tax Band E, payable £2,223 p/a

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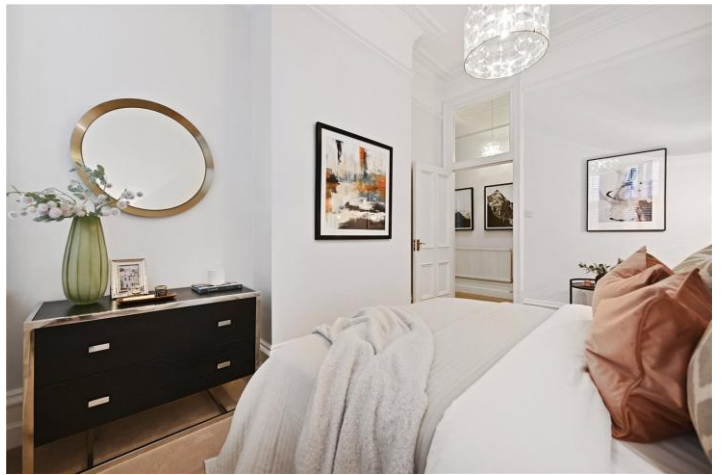
DESCRIPTION:

Full concierge and with access under licence to use the lovely gardens of Bedford Square, the flat has high ceilings, good light and a beautifully fitted German kitchen. The property has two bedrooms and two designer bathrooms which look superb. The flat has a very long lease of 965 years and is close to Tottenham Court Road tube station with the Elizabeth Line, Soho and Covent Garden. The universities of Kings, UCL and LSE are all well within walking distance, as is Kings Cross with the Eurostar at Kings Cross St Pancras. This property is well worth viewing.



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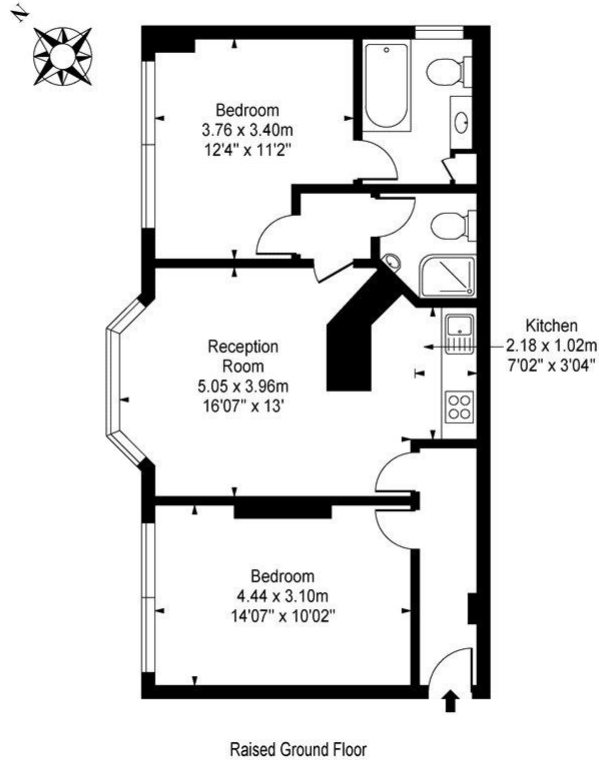
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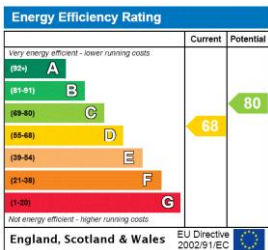
Bedford Court Mansions, WC1



Approx Gross Internal Area 684 Sq Ft - 63.54 Sq M

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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: 963 year and 3 months

Service Charge: £5,226 per annum

Ground Rent: £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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