



**CRANFIELD HOUSE, SOUTHAMPTON ROW, LONDON, WC1B**  
**£675,000 LEASEHOLD**

**A TWO BEDROOM, FIRST FLOOR FLAT SET IN A 1960'S PURPOSE RED BRICK MANSION BLOCK WITH ACCESS TO COMMUNAL GARDENS AND FACING THE REAR.**

Leasehold: Approx. 107 Years remaining | Ground Rent: Peppercorn | Service Charge: Approx. £8,800 per annum inc Heating, Hot Water, Reserve fund and Porter | Council Tax: Band F Approx. £2,745 p/a

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

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## DESCRIPTION:

The apartment has a balcony overlooking the communal gardens, a large lounge, two bedrooms, one bathroom and a separate WC with wash hand basin. There is a day concierge. Cranfield House, on Southampton Row is found in a good Bloomsbury location within walking distance of LSE, UCL, SOAS and Kings. Russell Square and Holborn tube stations are nearby, as is the Brunswick Centre. Both Covent Garden and Soho are on your doorstep with its world famous theatres and restaurants.



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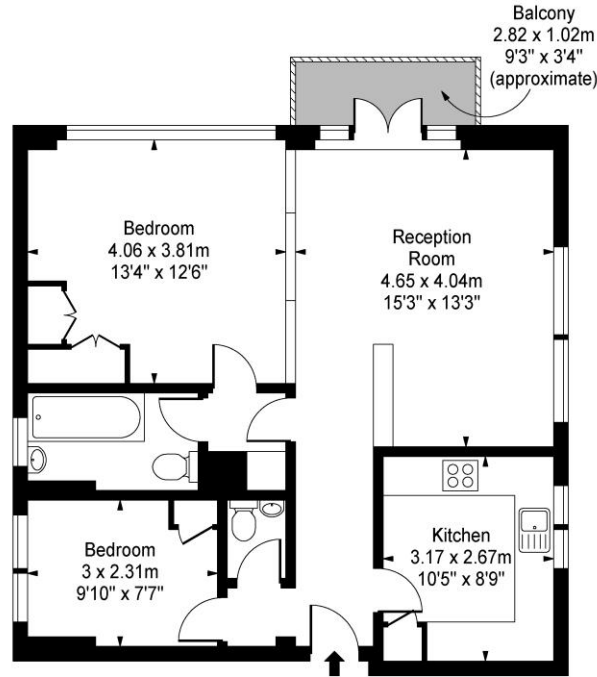
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# Southampton Row, WC1

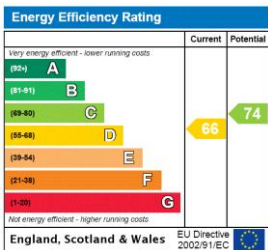


First Floor

Approx Gross Internal Area 703 Sq Ft - 65.31 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:** 107 year and 11 months

**Service Charge:** Approx. £8,800 per annum

**Ground Rent:** Peppercorn

**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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