



ARIA HOUSE, NEWTON STREET, LONDON, WC2B
£850,000 LEASEHOLD

A VERY ATTRACTIVE APARTMENT ON THE SECOND FLOOR OF THIS BUILDING IN ARIA HOUSE, BUILT IN 1998 WITH LIFT ACCESS, TWO SECURE UNDERGROUND CAR PARKING SPACES AND A LARGE ROOF TERRACE ON THE THIRD FLOOR AT THE REAR OF THIS BUILDING.

Lease: Approx. 973 years remaining | Service Charge: Approx. £8,500 p/a to include portorage, sinking fund and two parking spaces | Ground Rent: £225 p/a | Council Tax: Band G, payable £2,987

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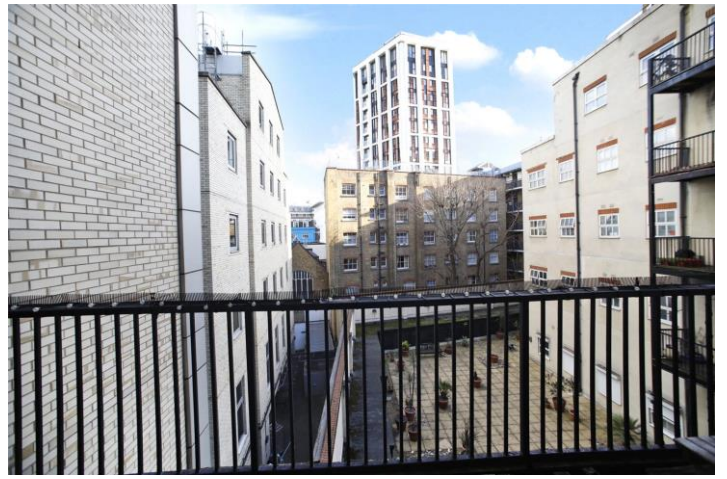
DESCRIPTION:

The terrace, coming off the lounge, gives a very good view of the communal garden below. The property has a porter from 7.30am to 3pm Monday to Friday. The property is situated close to Holborn tube station. The position of Aria House is within walking distance of LSE, UCL and Kings College. The bright lights of the West End theatres, restaurants and the piazza of Covent Garden are all near. Tottenham Court Road with the new Elizabeth Line is close by, so you are right in the heart of the West End. This is a well maintained and well looked after block.



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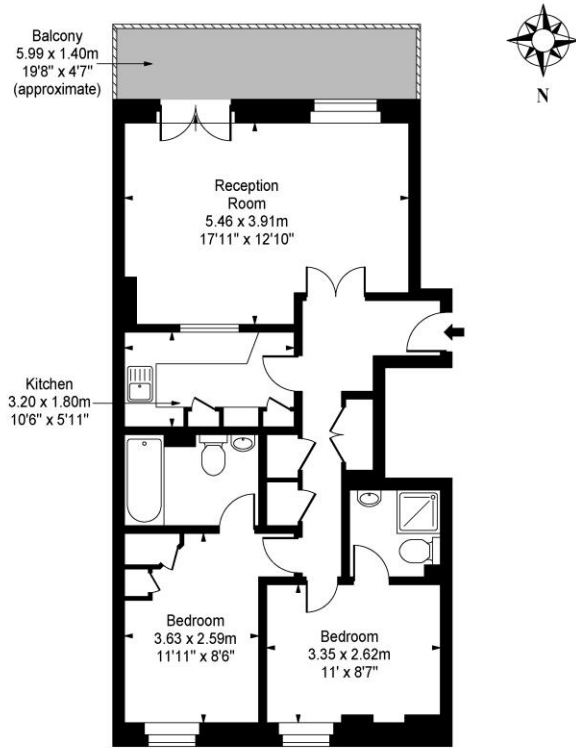
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Newton Street, WC1

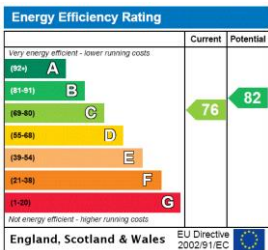


Third Floor

Approx Gross Internal Area 704 Sq Ft - 65.40 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: 973 year and 8 months

Service Charge: Approx. £8,500 per annum

Ground Rent: Approx. £225 Annually (subject to increase)

Council Tax Band: G

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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