



RIDGMOUNT GARDENS, WC1E
£850,000 LEASEHOLD

RIDGMOUNT GARDENS IS A POPULAR VICTORIAN MANSION BLOCK, WITH WELL-MAINTAINED PUBLIC AREAS AND PRIVATE GARDENS FOR THE EXCLUSIVE USE OF RESIDENTS AND THEIR GUESTS.

Leasehold: Approx. 128 years remaining | Service Charge: Approx. £1,660 per quarter to include insurance, concierge and sinking fund | Ground Rent: NIL | Council Tax: Band E, £2,458 Payable per annum.

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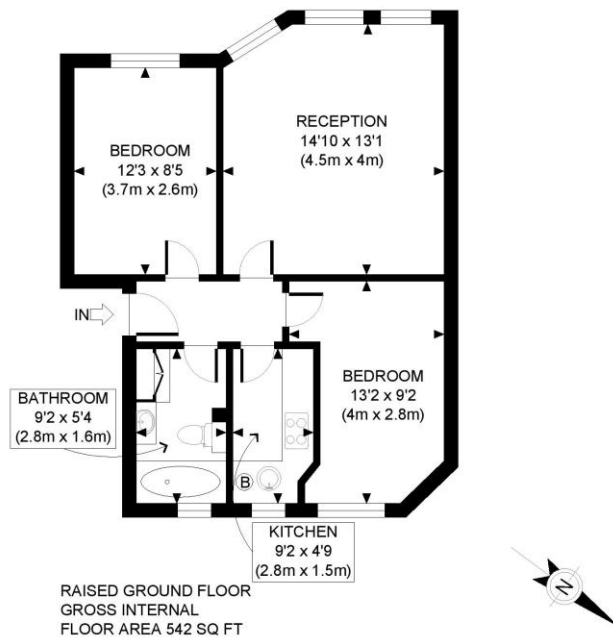


DESCRIPTION:

Ridgmount Gardens is a popular Victorian mansion block, with well-maintained public areas and private gardens for the exclusive use of residents and their guests. The current owners have lived in the property since 2006. It was fully refurbished and redecorated to a high standard in 2019. This included a new kitchen, refurbishment of the bathroom, new floors, wiring and plumbing, secondary double glazing to the main bedroom, redecoration throughout and a number of aesthetic improvements. The high specification kitchen is designed for ease of use with generous storage. It has a Neff cooker, induction hob and dishwasher and a built-in fridge-freezer. The modern bathroom has lots of storage, including housing a plumbed-in washing machine, and large linen storage space above. There are two double bedrooms, one currently used as an office/guest bedroom with a desk area, king-size sofa bed, and chest of drawers. The access to the gardens is a particular bonus, and the quiet location on a low traffic one-way street inside the congestion zone means that residents are entitled to a 90% reduction on the congestion charge.







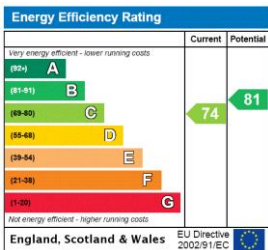
APPROX. GROSS INTERNAL FLOOR AREA: 542 SQ FT/ 50 SQM



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 COOK

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: 128 year and 11 months

Service Charge: Approx. £1,660 per quarter

Ground Rent: NIL

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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