



DUDLEY COURT, ENDELL STREET, LONDON, WC2H

**£1,250,000 LEASEHOLD**

A BEAUTIFUL THREE BEDROOM TWO BATHROOM SPLIT LEVEL MAISONETTE WITH BALCONIES ON THE FIRST/SECOND FLOOR OVERLOOKING SMART COMMUNAL GARDENS SET IN AN EX-COUNCIL BLOCK RIGHT IN THE HEART OF COVENT GARDEN.

Leasehold: approx. 86 years remaining | Service charge: approx. £4,896 per annum including central heating and caretaker | Ground rent: approx. £10 per annum | Council Tax Band: E, £2,458 Payable

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

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**DESCRIPTION:**

The flat is spacious and has great lighting. The block is close to the Oasis fitness club and swimming pool and Endell Street is full of shops restaurants and cafes. Both Holborn and Tottenham Court Road tube stations and the Elizabeth line are close by as well as the universities of LSE Kings and UCL. All within walking distance. The Piazza is 5 mins walk away. Early viewing highly recommended.



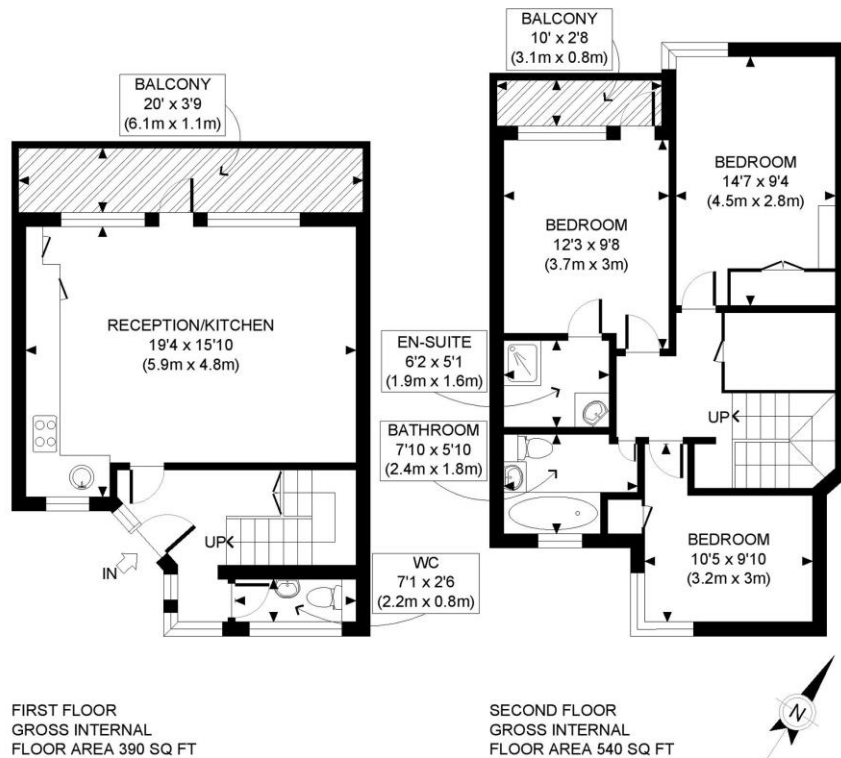
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PROPERTY PHOTO PLANS

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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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