



PIED BULL COURT, GALEN PLACE, WC1A

£1,395,000 LEASEHOLD

A LOVELY REFURBISHED THREE BEDROOM, TWO BATHROOM LATERAL SECOND FLOOR FLAT WITH LIFT, IN THIS PRIVATE-GATED DEVELOPMENT SOME 100 YARDS TO THE BRITISH MUSEUM.

LEASE: CURRENTLY 177 YEARS (BUT IN THE PROCESS OF BEING EXTENDED BY ANOTHER 90 YEARS WHICH WILL BE PASSED ONTO THE NEW BUYERS) | SERVICE CHARGE: APPROX. £5,200 P/A | GROUND RENT: £300 PER HALF YEAR | COUNCIL TAX BAND G, PAYABLE 3167

West End | 020 240 3322 | westend@winkworth.co.uk

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DESCRIPTION: The flat has been extensively renovated and looks very good indeed with a spacious hallway, good light, en-suite bathroom to the main bedroom and high ceilings. There is a caretaker on site and the flat is part of a block that was built around the late 1990s. Pied Bull Court is in the heart of the West End, with access to everything; theatres, restaurants LSE, UCL and Kings universities. Tottenham Court Road tube station with the Elizabeth Line, Holborn, Soho and Covent Garden are all within minutes walking distance away, and there are some five garden squares in Bloomsbury to enjoy. In short you could not be more central.



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SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 1047 SQ FT

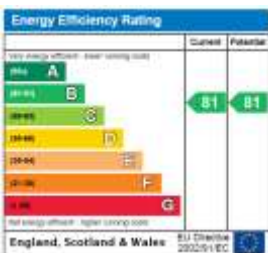


APPROX. GROSS INTERNAL FLOOR AREA: 1047 SQ FT/ 97 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

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.

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: Expires - 19/01/2111
Service Charge: approx.. £5,200 per annum
Ground Rent: £300 six monthly (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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