



**EXIDE HOUSE, 231 SHAFTESBURY AVENUE, LONDON, WC2H**

**£749,950 LEASEHOLD**

**AN INTERESTING TWO-BEDROOM APARTMENT IN GOOD ORDER SET ON THE 3RD FLOOR (WALK UP) OF A SMALL AND PRETTY LATE-VICTORIAN MANSION BUILDING TOWARDS THE TOP END OF SHAFTESBURY AVENUE.**

Lease: Approx. 114 years remaining Plus Share of Headlease | Service charge: Approx. £4,400 per annum | Ground Rent: Approx. £150 per annum | Council Tax: Band G, £3,351 per annum

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

**Winkworth**

for every step...

*winkworth.co.uk*



## DESCRIPTION:

The apartment has high ceilings and attractive views towards Covent Garden. The flat owners have collectively taken control of the headlease and have much improved the common parts. Exide House's location at the northern tip of Covent Garden gives good access to The British Museum, Oxford Street, The Legal Quarter at Lincoln inn fields as well as the exciting and full range of retail, dining, and entertainment options of London's West End are all on your doorstep. The nearest Underground stations are Tottenham Court Road, and Leicester Square and Holborn. The Elizabeth line is close by as well near Tottenham Court Road tube station.



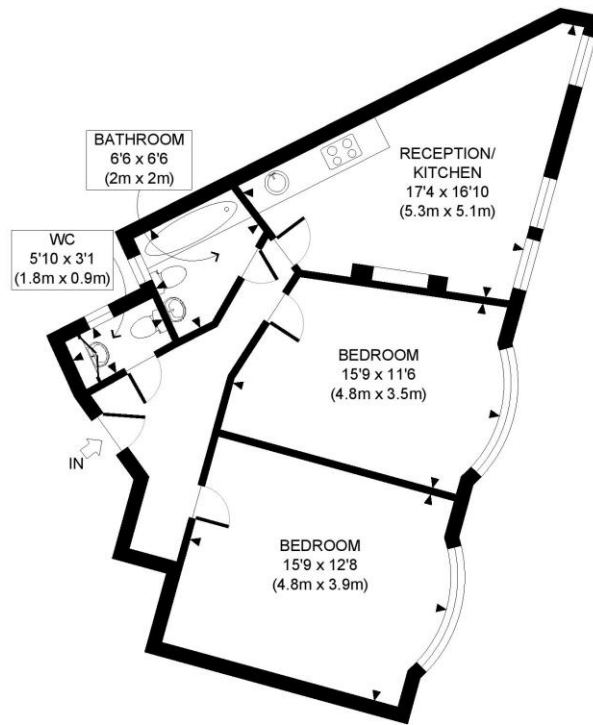
**Winkworth**

for every step...



**Winkworth**

for every step...



THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 683 SQ FT



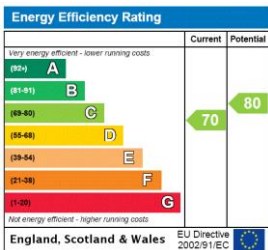
APPROX. GROSS INTERNAL FLOOR AREA: 683 SQ FT/ 63 SQM



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.



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



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.