



MECKLENBURGH STREET, LONDON, WC1N
£495,000 LEASEHOLD

A STUNNING FIRST FLOOR STUDIO FLAT IN A GRADE II LISTED GEORGIAN BUILDING IN EXCELLENT CONDITION THAT HAS BEEN RESTORED VERY WELL OVER THE YEARS.

Leasehold: Approx. 104 years remaining | Service Charge: Approx. £750.00 per annum | Ground Rent: Approx. £10.00 per annum | Council Tax: Band D approx. £1,488.43 per annum

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

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DESCRIPTION:

The property has a small balcony at the front with views towards the square. The property has high ceilings original features and a lovely feel to it with a separate kitchen that is large and floor to ceiling windows. Mecklenburg street is a continuation of Mecklenburg square which is one of the finest squares in the West End. You are close to the Brunswick centre, the colleges of UCL and LSE and great Russell street tube station Kings Cross and Chancery lane. It's an excellent central position to be in and is walking distance to Covent Garden and Holborn and Farringdon for the Crossrail.



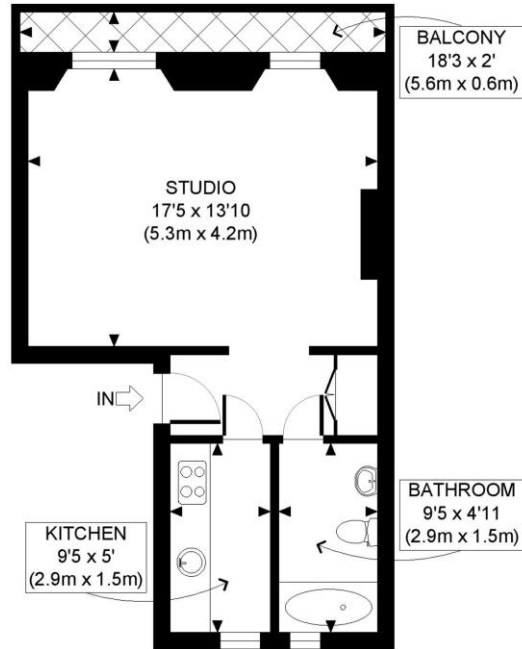
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FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 388 SQ FT

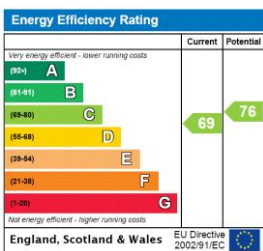
APPROX. GROSS INTERNAL FLOOR AREA: 388 SQ FT/ 36 SQM

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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
THE STOP SHOP FOR PERFECT BUILDINGS

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: 104 year and 1 months

Service Charge: Approx. £750 per annum

Ground Rent: £10.00 Annually (subject to increase)

Council Tax Band: D

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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