



THE GEORGE ON THE STRAND, LONDON, WC2R
£925,000 LEASEHOLD APPROX. 107 YEARS REMAINING

A BIG FOURTH FLOOR (WALK UP) LATERAL CONVERSION COVERING ABOUT 1100 SQUARE FEET SET ON THE TOP FLOOR OF AN HISTORIC BUILDING IN THE HEART OF THE STRAND CONSERVATION AREA. THIS PROPERTY FEATURES FOUR BEDS, TWO BATHS, AND A RECEPTION WITH KITCHEN OFF.

Leasehold: Approx. 107 years remaining | Service charge: Approx. £3,000 p/a | Ground rent: Approx. £100 p/a | Council Tax: Band G Payable £1,625 p/a.

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

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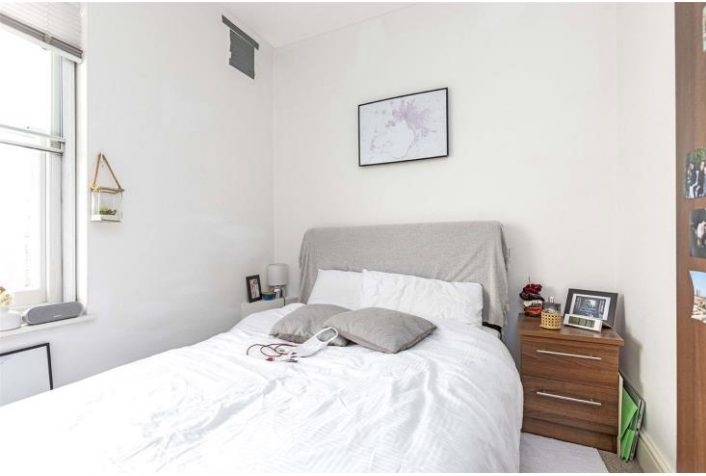
DESCRIPTION:

The flat is rented until July next year with the tenants paying £1,150 per week rental. The property needs some updating. Access is good for LSE , UCL , Kings Covent Garden. The nearest Underground is at Temple, Chancery Lane, Holborn and Covent Garden. Within the lease reference is made to the flat coming with ownership of the air space above the flat roof. This adds the possibility of another floor or roof terrace to be added, subject to usual consents. Early viewing highly recommended.



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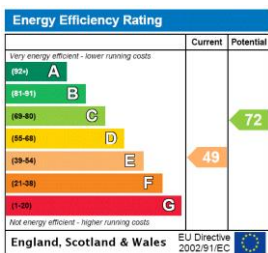
The Strand, WC2
Approximate gross internal area
102 sq.m / 1098 sq. ft



Fourth Floor

Floor Plan produced for WINKWORTH by Mays Floorplans ©. Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

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: 107 year and 7 months

Service Charge: Approx. £3,000 Per Annum

Ground Rent: Approx. £100 Annually (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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