GUILFORD STREET, LONDON, WC1N

£695,000 LEASEHOLD

A BEAUTIFULLY REFURBISHED TWO BEDROOM TWO BATHROOM LOWER GROUND FLOOR FLAT FINISHED TO THE HIGHEST STANDARD.

Leasehold: approx. 973 years remaining | Service charge: approx. £3,664 per annum | Ground Rent: NIL | Council Tax: Band D 2011 Payable per annum

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

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DESCRIPTION:

The flat has its own private entrance via stairs leading down. The property has been dressed and can be sold with the furniture if so desired. The late Victorian conversion is set close to Coram Fields, Lambs Conduit Street and Great Ormand Street. Russell Square tube and park is 8 minute walk, and you are very near the Brunswick centre with Waitrose etc, cinemas and shops available. UCL, KINGS, LSE are all within walking distance as is the Elizabeth line at Farringdon Road or Tottenham Court Road.

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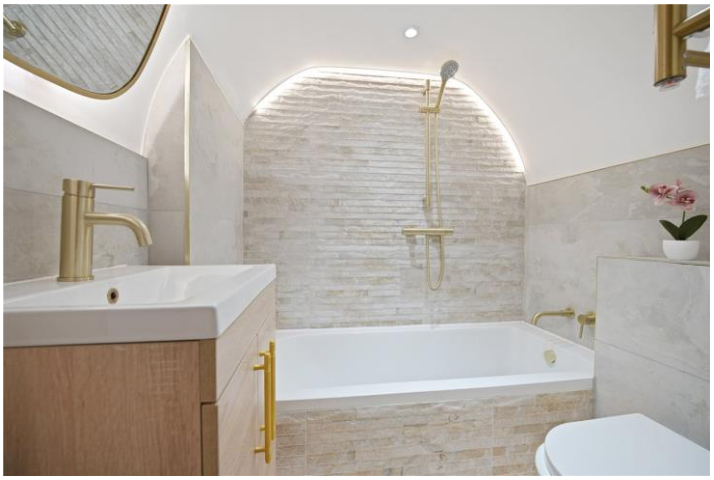

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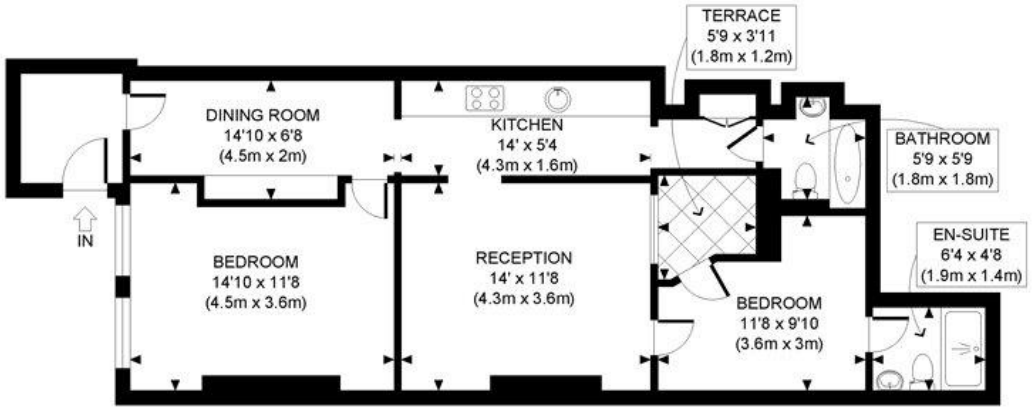

LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 743 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 743 SQ FT/ 69 SQM

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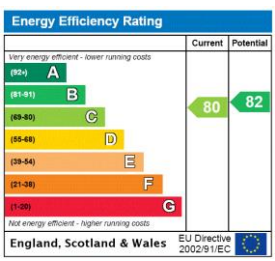
This plan is for illustrative purposes only and should be used as such by any prospective client.
Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for 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

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: 973 year and 4 months
Service Charge: Approx. £3,664 per annum
Ground Rent: NIL
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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