



BLOOMSBURY SQUARE, LONDON, WC1A
£1,600,000

A WONDERFUL OPPORTUNITY TO ACQUIRE A ROOMY AND COMFORTABLE FLAT ON ONE OF BLOOMSBURY'S FINEST SQUARES THAT COMES THE LARGEST PRIVATE GARDEN WE HAVE SEEN IN OVER 20 YEARS.

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

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DESCRIPTION:

The apartment has its own street entrance accessible directly from the Square. Currently configured with two bedrooms, two bathrooms, a separate kitchen and a fabulous reception leading directly onto the private garden, it is in need of some remedial and refurbishment work to realise its full potential. 7 Bloomsbury Square is a classic late Victorian building, now turned over to residential use. The Square has extensive traffic calming. The location gives excellent access to Bloomsbury, Oxford Street, Covent Garden, The Universities, the Legal Quarter, and the West End. The nearest Underground stations are Tottenham Court Road (Crossrail), Russell Square and Holborn.

Leasehold: March 2130 and so 107 years remaining | Service Charge: TBC | Ground Rent: Zero | Council tax band: G £2,987.03



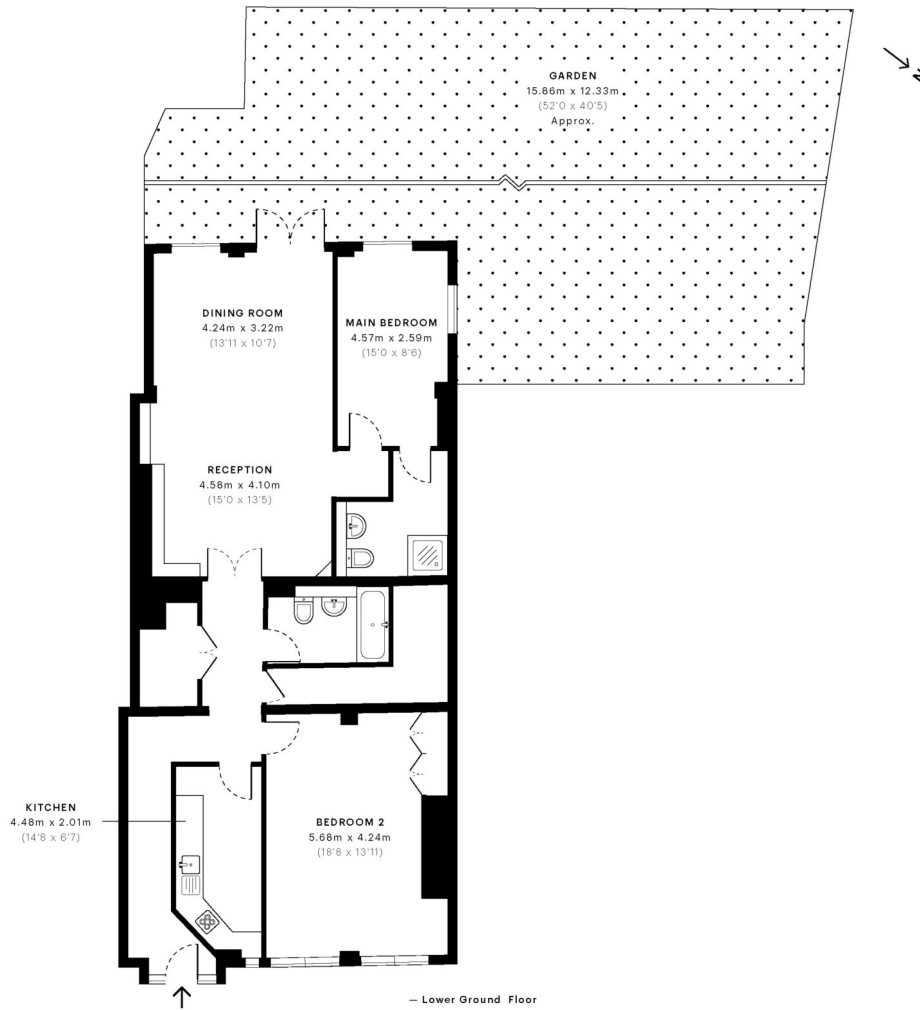
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GROSS INTERNAL AREA (GIA)
The footprint of the property
119.21 sqm / 1283.17 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes balconies, terraces and covered height
106.58 sqm / 1147.22 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 119.21 sqm / 1271.85 sqft
IPMS 3C RESIDENTIAL 106.09 sqm / 1133.47 sqft

SPEC ID 5632c51d0c83a640dd6c59d92

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.