



## ENDSLEIGH COURT, UPPER WOBURN PLACE, WC1H £395,000 LEASEHOLD APPROX 157 YEARS REMAINING

A very well presented 7th floor studio flat in Endsleigh Court situated at the rear of this well-known red brick mansion block in very good condition.

The property has a long lease lift access and full time concierge service. The flat would make an ideal Pied de Terre. The block is very secure and is close to both to Kings Cross and St Pancras International. The West End, Soho and Covent Garden are all well within walking distance.

Service Charge £3,600 p/a to include Central Heating, Hot water, Concierge and sinking fund.

No ground rent, Council tax is Band C approx. £1,593 p/a

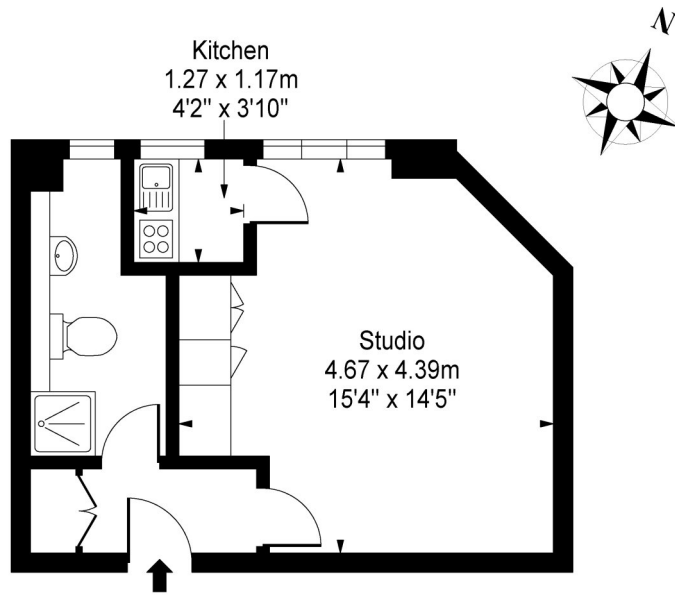
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# Upper Woburn Place, WC1



Seventh Floor

Approx Gross Internal Area 296 Sq Ft - 27.50 Sq M

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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