



**LOXHAM HOUSE, LOXHAM STREET, LONDON, WC1H**  
**£450,000 LEASEHOLD**

**A FIRST FLOOR, ONE BEDROOM EX COUNCIL FLAT FOR SALE, JUST OFF CROMER STREET IN NORTH BLOOMSBURY.**

Lease - 125 years from 7 June 1999

Service charge - 1200 p/a. It has its own independent Central heating boiler in the kitchen.

Ground rent - 10 p/a.

Council tax - band B Payable 1394 P/A.

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

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### **DESCRIPTION:**

The apartment is in a small block and has a large bedroom, lounge and fully fitted kitchen.

Located near The Brunswick Centre, LSE and UCL. Furthermore, the property is close to Euston Kings Cross and St Pancras.

This would make an excellent rental investment or a Pied a Terre.



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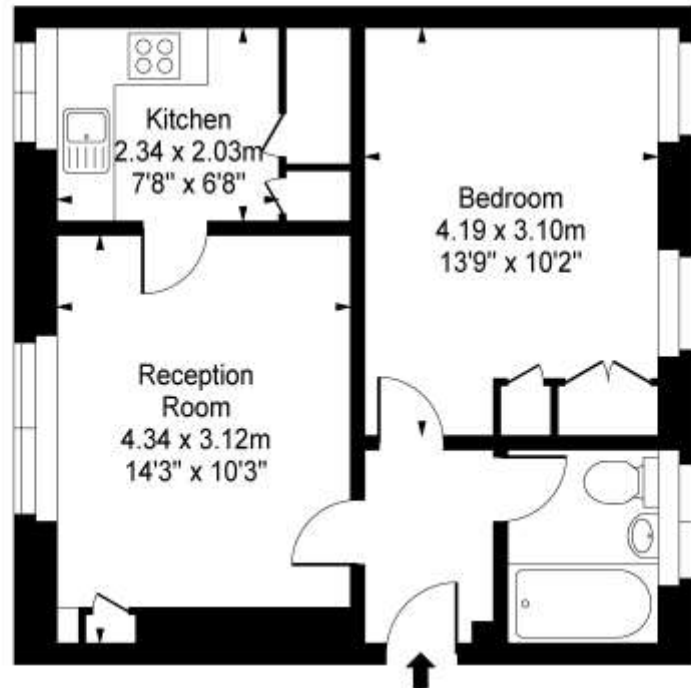


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## Cromer Street WC1



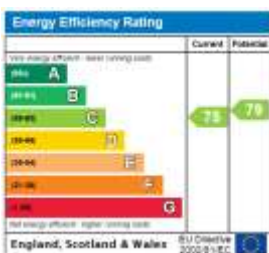
First Floor

Approx Gross Internal Area

460 Sq Ft - 42.75 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy  
However all measurements are approximate.  
The floor plan is illustrative purposes only and is not to scale

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