



CRANFIELD HOUSE, SOUTHAMPTON ROW, LONDON, WC1B
£900,000 LEASEHOLD

A TWO BEDROOM, FIRST FLOOR FLAT SET IN A 1960'S PURPOSE BUILT RED BRICK MANSION BLOCK WITH ACCESS TO COMMUNAL GARDENS AND FACING THE REAR SO THEREFORE IS VERY QUIET.

TENURE: Leasehold

LEASE TERM: 109 Years remaining

GROUND RENT SERVICE/MAINTENANCE CHARGE: with a peppercorn ground rent and a service charge currently of £1,888.03 per quarter, which includes building up reserves against future S20 costs that would otherwise be incurred by lump sum.

Council tax Band F PAYABLE 2589.

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DESCRIPTION:

The property has a balcony overlooking the communal gardens, a large lounge, two bedrooms, one bathroom and a separate WC with wash hand basin. The building is also portered. The Flat is set in a good location being within walking distance of LSE, UCL and Kings. Russell Square and Holborn tube stations are nearby, as is the Brunswick Centre. Both Covent Garden and Soho are on your doorstep with its world-famous theatres and restaurants.



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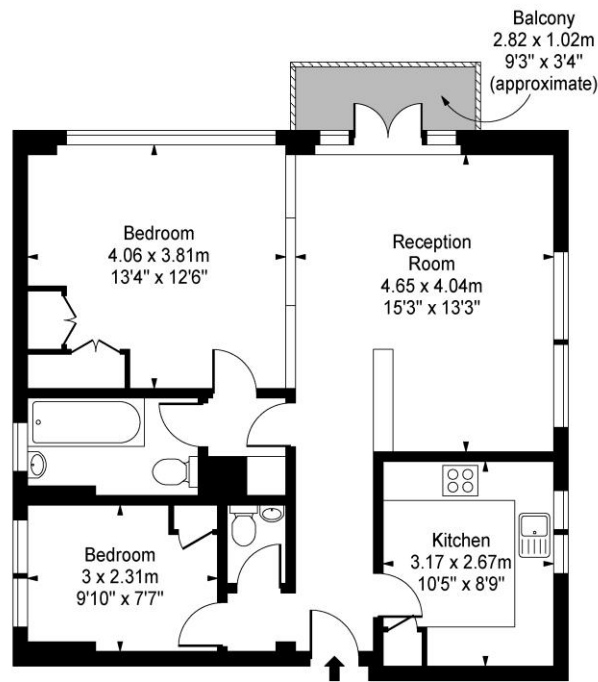
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First Floor

Approx Gross Internal Area 703 Sq Ft - 65.31 Sq M

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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.

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