



GATE STREET, LONDON, WC2A
£1,200,000 LEASEHOLD APPROX. 78 YEARS REMAINING

A TRIPLEX TWO BEDROOM BEDROOM MAISONETTE WITH
ITS OWN STREET ENTRANCE SET ON A PEDESTRIANISED
WALKWAY JUST OFF LINCOLN'S INN FIELDS.

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

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DESCRIPTION:

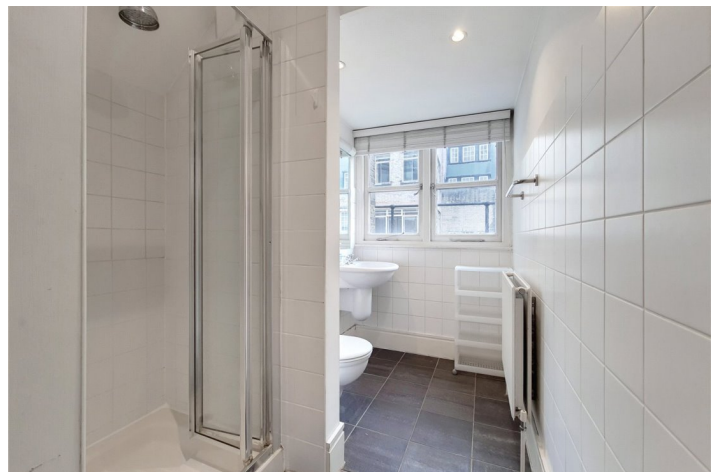
There is an entrance hallway at street level. First and third floors both have a double bedroom with en suite. The upper bedroom opens onto a small roof terrace. The kitchen and reception are on the second floor.

Gate Street is a walk-through from Kingsway to Lincoln's Inn Fields. The property is in good order but incoming buyers may wish to refresh.

The flat is perfectly positioned for access to The West End, The Theatre District and London's University, Legal and Museum Quarters, as well as all major underground lines.

Leasehold: To Sep 2100 so 78 years remaining Service Charge: £1,574.00 P/A

Ground Rent: £250 P/A / Council Tax: Camden Band F £2,588.76 P/A



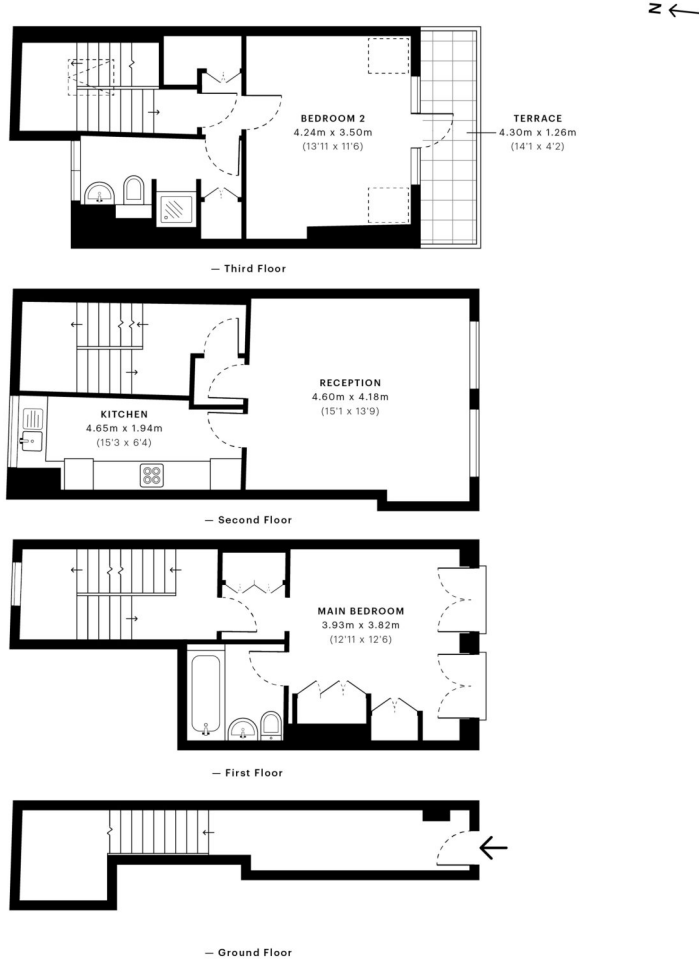
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add 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 97.80 sqm / 1052.71 sqft
IPMS 3C RESIDENTIAL 94.53 sqm / 1017.60 sqft

SPEC ID 56321e145835d440e32c3894a

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.

