



RIDGMOUNT GARDENS, LONDON, WC1E
£1,200,000 LEASEHOLD

A CHARMING TWO BEDROOM APARTMENT ON THE TOP FLOOR OF ONE OF BLOOMSBURY'S MOST IMPRESSIVE LATE VICTORIAN PORTERED MANSION BUILDINGS.

Leasehold: Dec 2153 and so 131 years remaining Service Charge: £5280 p/a
Ground Rent: £ 0
Council tax band: F £2,588.76 p/a

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

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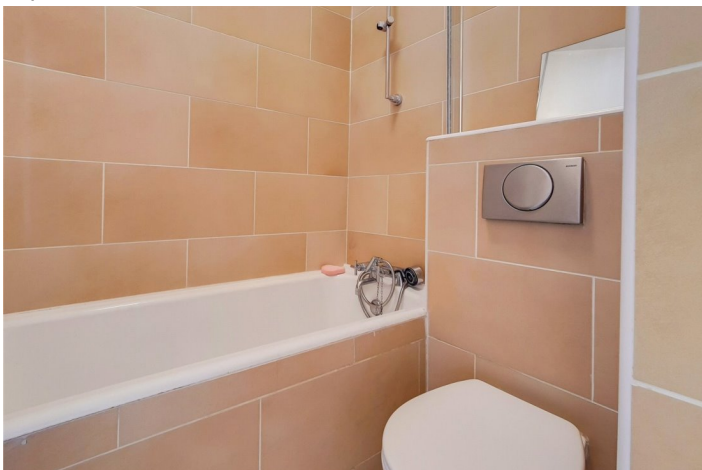
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DESCRIPTION:

The fifth floor flat comprises of an entrance hall, a comfortable double bedroom, second bedroom with ensuite wet-room, bathroom and a reception room with the large modern kitchen adjoining. Ridgmount Gardens is a classic period Red-Brick. To many it is the epitome of civilised Bloomsbury living. The apartment is a nice example of a flat in its class. It has a comfortable feel with high ceilings and pleasant views onto the Gardens. The building and common parts are in excellent order. The Porters Office is found on the Lower Ground Floor. 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 Goodge Street, Tottenham Court Road (Crossrail), Russell Square and Euston Square.



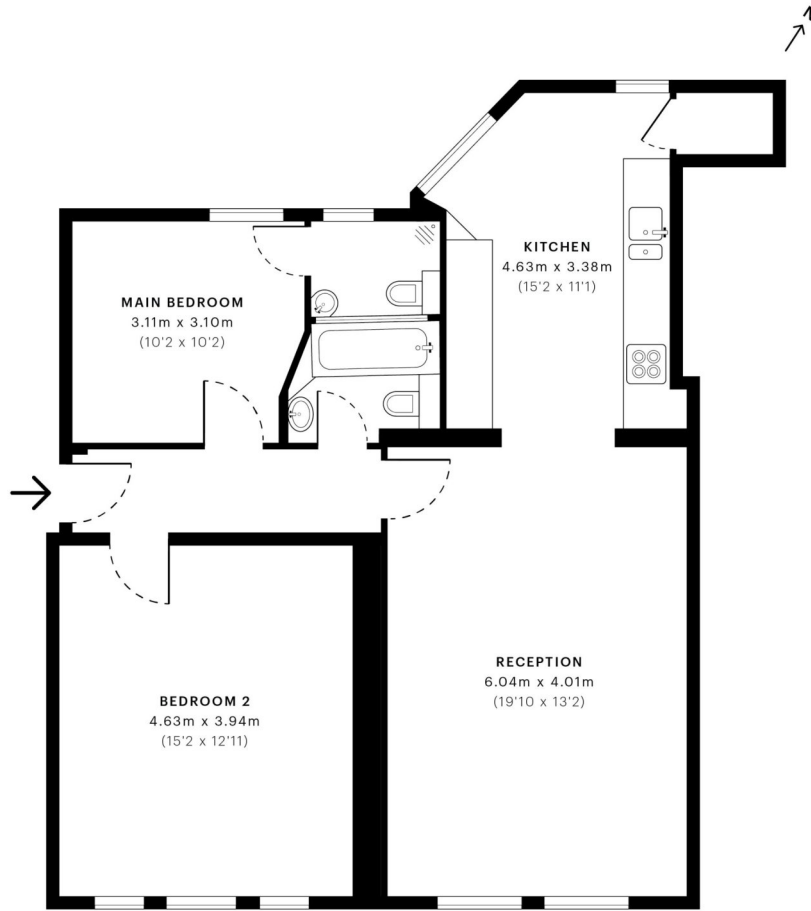
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— Fifth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
81.44 sqm / 876.61 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
75.49 sqm / 812.57 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
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 82.32 sqm / 886.09 sqft
IPMS 3C RESIDENTIAL 76.37 sqm / 822.04 sqft

SPEC ID 6310e4aab454fb0dd3c1260e

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.