



**THANET HOUSE, THANET STREET, LONDON, WC1H**  
**£495,000 LEASEHOLD 999 YEARS FROM 1985**

**A SECOND FLOOR ONE BEDROOM FLAT IN VERY GOOD ORDER IN AN EDWARDIAN MANSION BUILDING SET IN A LOVELY BLOOMSBURY LOCATION.**

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

**Winkworth**

for every step...

*winkworth.co.uk*





### DESCRIPTION:

The apartment has an entrance lobby, double bedroom, Reception, bathroom and kitchen. Thanet House is a redbrick private building set around a courtyard on Thanet Street towards the north of Bloomsbury. The position gives good access to UCL SOAS The Brunswick Centre, The British Library as well as Kings Cross St Pancras and Euston stations. Thanet House is nearing the end a renovation program which has resulted in a raised service charge. There is a lift in the building. The nearest Underground Stations are Russell Square, Kings Cross St Pancras and Euston.

Service Charge: TBC | Ground Rent: £59 PA | Council Tax Band D 1,791.93 | Ground Rent: £59 PA | Council Tax Band D £1321 (2015)



**Winkworth**

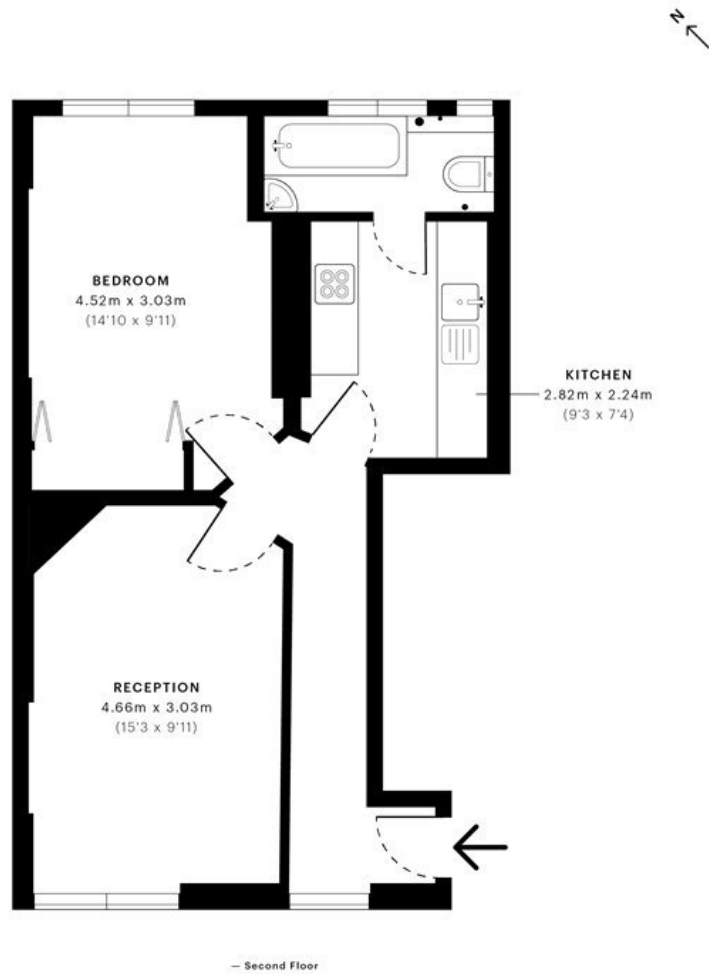
for every step...



**Winkworth**

for every step...





**GROSS INTERNAL AREA (GIA)**  
The total area of the property  
44.84 sqm / 482.65 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes common areas and head height  
40.99 sqm / 441.21 sqft

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

**RESTRICTED HEAD HEIGHT**  
Limited use area under 2.0m  
0.00 sqm / 0.00 sqft

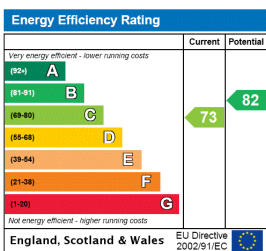


\*Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and photos are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

PMR 3D RESIDENTIAL - 44.84 sqm / 482.65 sqft  
PMR 3D RESIDENTIAL - 40.99 sqm / 441.21 sqft

SPEC ID: 563232eee25b5520dd6ac0458

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.



for every step...

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

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.