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2 Bed Flat In Bevan House, Boswell St, London, WC1N 3BT

£720,000











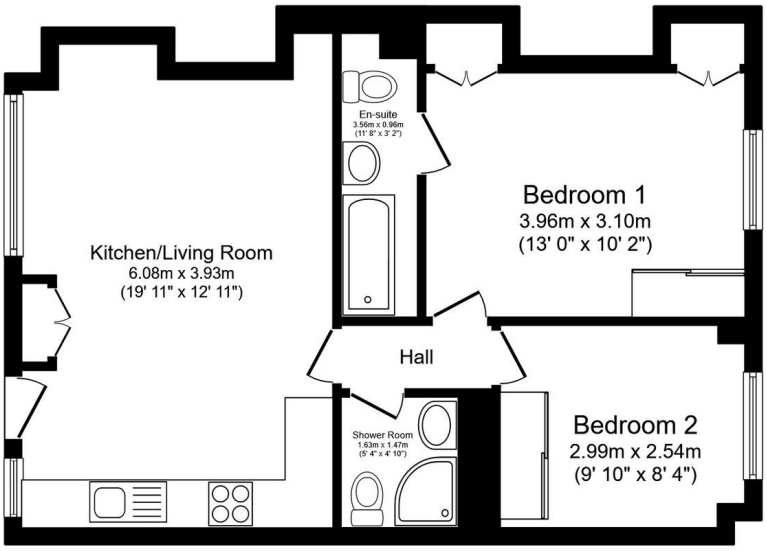
SHORT DESCRIPTION

Property Ref: 17185 Stunning Two Bedroom, Two Bathroom Apartment in the Heart of Bloomsbury Situated within the highly sought-after Bevan House, Boswell Street, WC1N, this beautifully presented two-bedroom, two-bathroom apartment offers contemporary living in one of Central London's most desirable locations. The recently fully refurbished property features a bright and spacious open-plan living and dining area, complemented by a modern fitted kitchen with integrated Miele appliances and granite worktops, creating an ideal space for both everyday living and entertaining. Large windows allow for an abundance of natural light throughout the apartment. The principal bedroom benefits from fitted storage and a stylish en-suite shower room with CP Hart fittings, while the second double bedroom is served by a well-appointed family bathroom. Finished to a high standard throughout, the apartment combines comfort, practicality and modern design. Residents of Bevan House enjoy the convenience of a well-maintained development in the heart of Bloomsbury, just moments from the amenities, cafés and restaurants of Russell Square, Lamb's Conduit Street and Covent Garden. Excellent transport links are nearby, including Russell Square, Holborn, King's Cross St Pancras and Euston stations, providing easy access across London and beyond. Key Features Two double bedrooms Two bathrooms, one en-suite Spacious open-plan reception room Modern fitted kitchen with integrated appliances Excellent natural light throughout Well-maintained development Prime Bloomsbury location Close to Russell Square, King's Cross and Holborn stations Ideal central London home, pied-à-terre or investment opportunity Tenure, service charge, ground rent and EPC information available upon request. Property Type: apartment Full selling price: £720,000.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 177 Yearly Ground Rent Cost: £100.00 Yearly Management Cost: £2509.00 Council tax band: A EPC rating: C Measurement: 650 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden Parking: Resident and street Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: self-occupied...

2	2	1
Bed Room(s)	**Bath Room(s)**	**Living Room(s)**

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 53.8 sq.m. (579 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-floor flat
Total floor area	50 square metres

Rules on letting this property

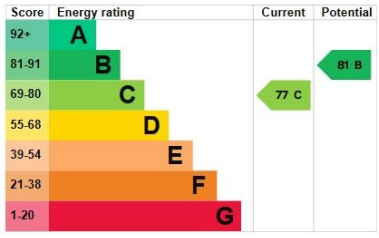
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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