

Theobalds Road, Holborn, WC1X

Asking Price: £946,000

Benham & Reeves

Theobalds Road, Holborn, WC1X

2 Bedroom (s) 2 Bathroom (s) Leasehold

This tastefully presented property, situated within a period building, enjoys a luxury finish featuring timber floors and a stylish interior design.

The spacious reception room faces into the development, avoiding overlooking Theobalds Road, and features floor-to-ceiling windows which open fully to access the Juliet balcony. To the back of the reception room, the designer kitchen is open-plan and includes fully integrated appliances within sleek black kitchen units with stone worktops. The double bedrooms are both extremely generous, with the main bedroom including a walk-in wardrobe. Both the main bathroom and en-suite boast a bespoke finish with a walk-in shower cubicle, a mirrored vanity cabinet and marble-effect design tiling. The property comes complete with storage/utility space and a daytime porter.

Located on Theobalds Road, to the north lies King's Cross St Pancras and to the south, the professional hub and legal lairs of Fleet Street, Chancery Lane, and Holborn. The location is surrounded by the City's most renowned educational institutions, museums, and professional associations. Located between Bloomsbury and Clerkenwell, the area is adorned with an impressive array of Georgian garden squares, popular independent and high street eateries, museums, and cultural edifices.
Theobalds Road is in the Holborn district of London. It is named after Theobalds Palace because King James I used this route when going between there and London, travelling with his court and baggage of some 200 carts. For this reason, it was also known as the King's Way, which is now the name of the nearby road, Kingsway.

Please note that this property is currently rented, photographs were taken prior to the current tenancy







Theobalds Road, Holborn, WC1X



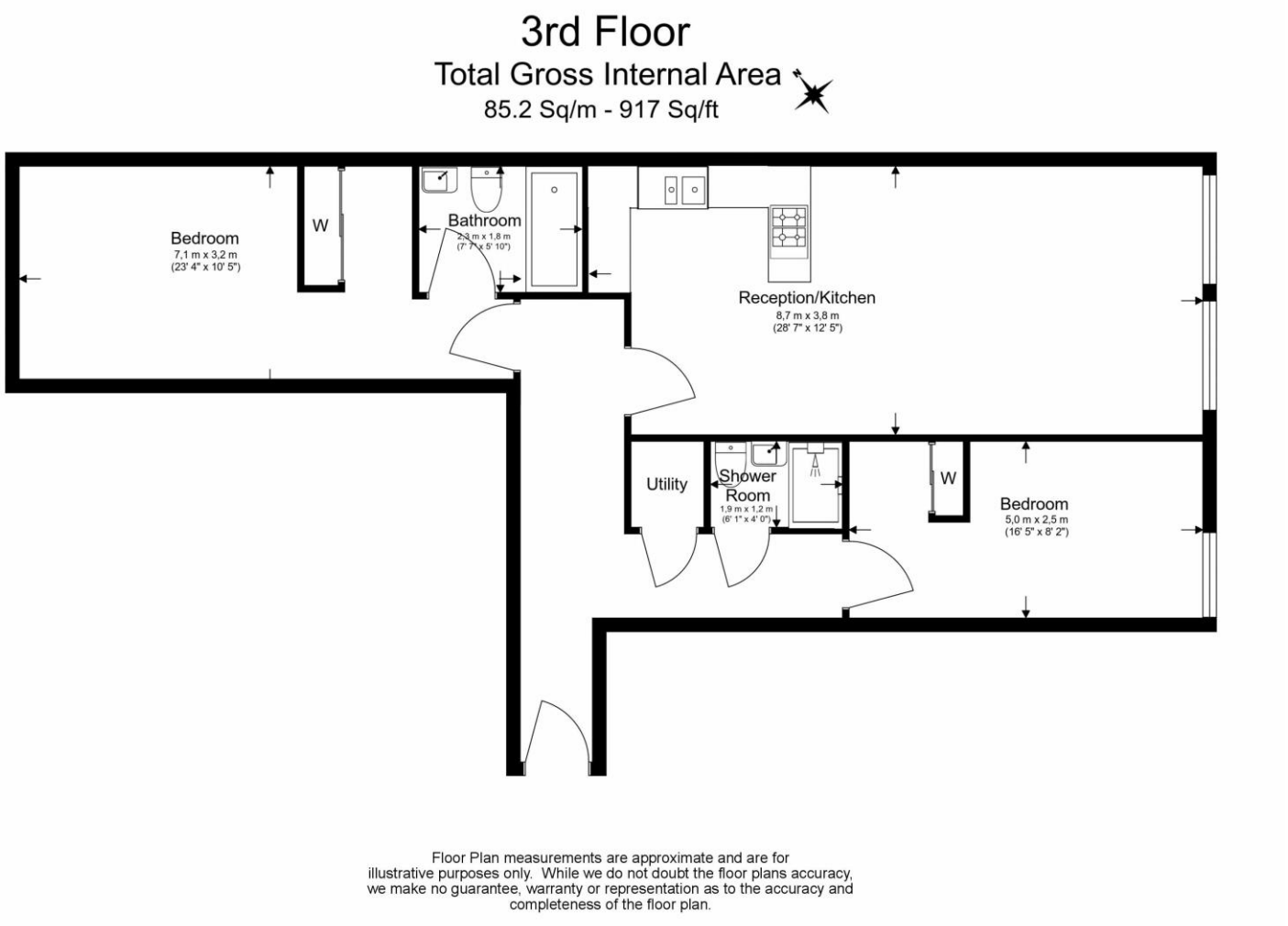




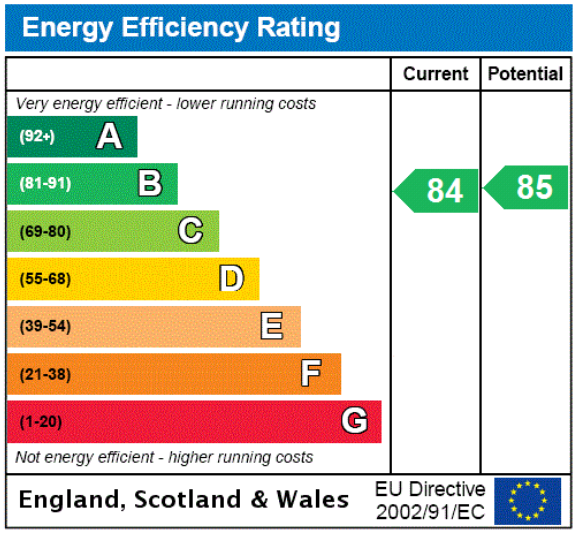
Property Features:

- Two Double Bedrooms
- Two Bespoke Bathrooms
- Ample Storage Throughout
- Integrated Kitchen Appliances
- Juliet Balconies
- Wood Flooring throughout Kitchen and Reception Room
- Historic Neighbourhood
- Zone 1 Location

Theobalds Road, Holborn, WC1X



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



Theobalds Road, Holborn, WC1X

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£946,000
Tenure:	Leasehold Expires 13/09/3007 Approximately 981 Years Remaining
Ground Rent:	£450.00 (per annum) For the year 2026
Service Charge:	£6,674.87 (per annum) From July 2025 to June 2026
Anticipated Rent:	£3,750.00 pcm Approx. 4.8% Yield

Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH220143

T: 020 7213 9700
E: city.sales@benhams.com
W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for it previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

Benham and Reeves Limited. Registered In England No. 01633981
Registered Office: 28 Church Road, Stanmore, Middlesex HA7 4XR