


HIGH HOLBORN, LONDON, WC1V

**£895,000 LEASEHOLD APPROX. 221 YEARS REMAINING**

Winkworth







## HIGH HOLBORN, WC1V

Situated on the third floor of a sought-after modern residential area with lift access, this attractive apartment enjoys an excellent location in the heart of Holborn, on the border of vibrant Clerkenwell.

The property is presented in good condition throughout and benefits from the convenience of a full-time porter, along with well-maintained communal areas. Accommodation comprises two generously sized double bedrooms and a spacious open-plan reception room and kitchen, creating a bright and sociable living space ideal for relaxing or entertaining.

Combining a prime central London location with practical modern living, this apartment is ideally suited to professionals, couples, or sharers seeking easy access to the city, the West End, and the many restaurants, cafés, and amenities that Holborn and Clerkenwell have to offer.

Ground Rent approx. £250 per annum

Service Charge approx. £5,000 per annum

Council Tax: Band G, Camden Council

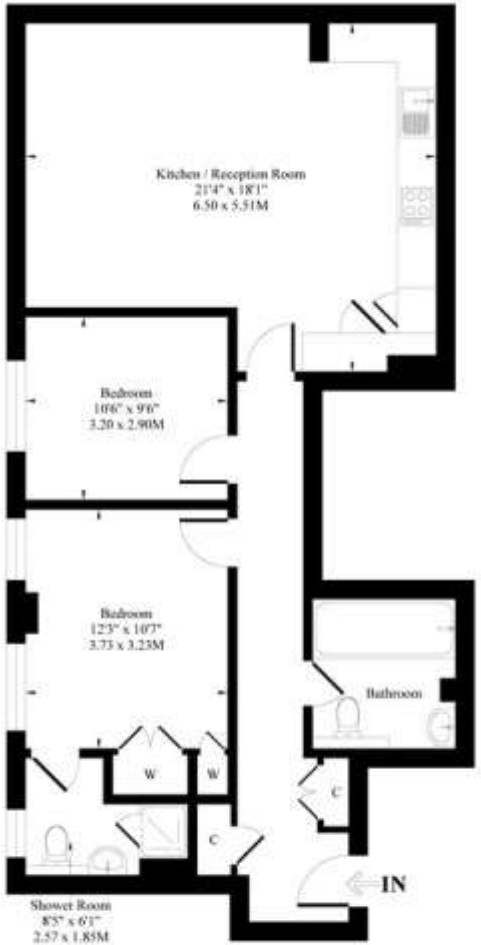








# High Holborn WC1




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**Floor Plan**

**Approx. Gross Internal Area** **853 Sq. Ft / 79.25 Sq. M**

Measured in according with RICS guidelines. Every attempt is made to ensure accuracy.
However all measurements are approximate.
The floor plan is illustrative purposes only and is not to scale.




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