

# MATTHEW JAMES

Residential Sales • Lettings • Management



Southampton Row, Bloomsbury, WC1B 5AJ

**Asking Price £759,950**

Matthew James offer a wonderful opportunity to purchase this substantial two bedroom mansion flat arranged over 942 Sq/Ft (87 Sq/M) of internal floor space benefitting from classic Victorian features including high ceilings, grand bay windows, original wood flooring, picture rails, decorative cornice work, high skirting boards, original cast iron fireplaces and a wide entrance lobby. Requiring full refurbishment, the property is positioned on the second floor to the rear (quieter side) of this Victorian block with lift and stair access. Located in the heart of Bloomsbury with its excellent variety of shops and amenities including the Brunswick Centre, Russell Square Gardens with its lovely green flag space offering seating, lawns and a well established cafe, Queen Square Gardens and Russell Square tube station just around the corner. Leasehold. Chain Free.

Second Floor  
Lift and stair access.

Entrance Lobby



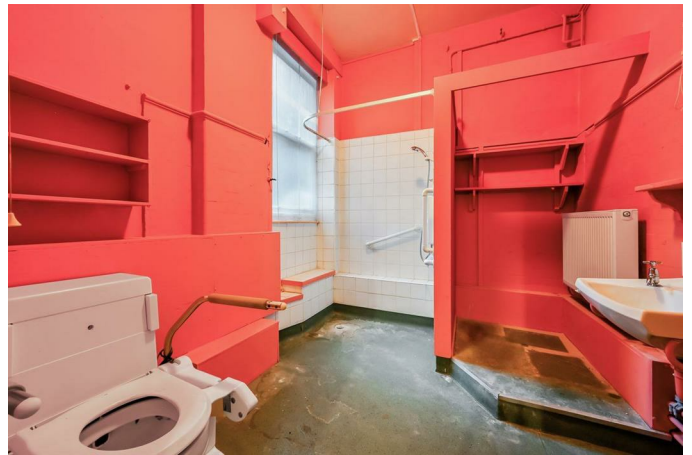
Principle Bedroom



Reception/Dining Room



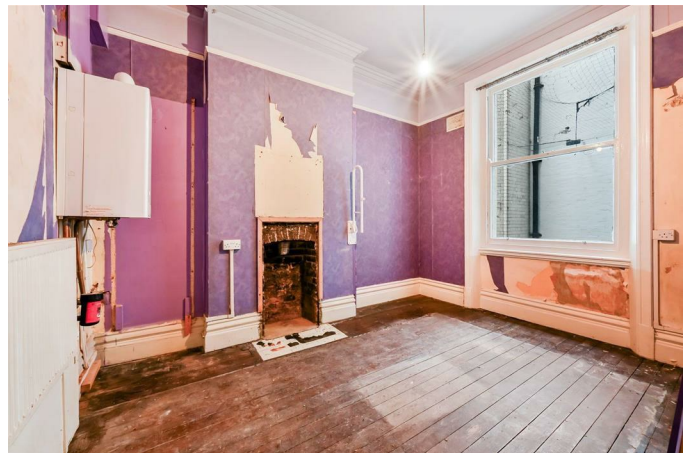
Large Bathroom



Kitchen



Second Bedroom



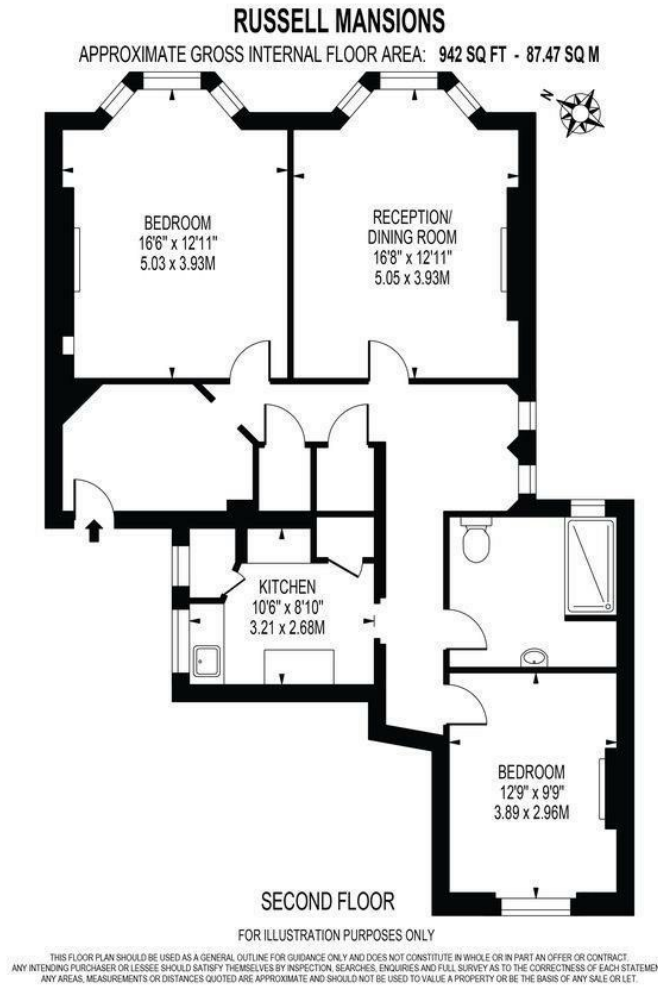
## Wide Hallway



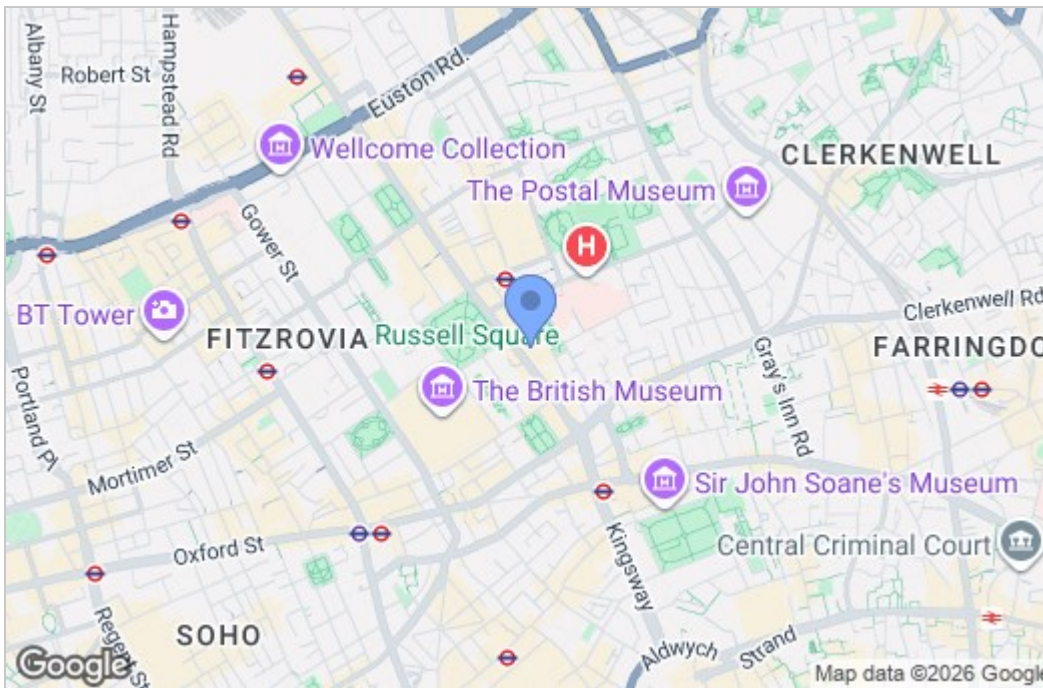
### Additional Information

Leasehold 117 Years Remaining  
Service Charge Approximately £2300 Per Annum  
Ground Rent £10 Per Annum  
Energy Performance Rating D  
Camden Council Tax Band F

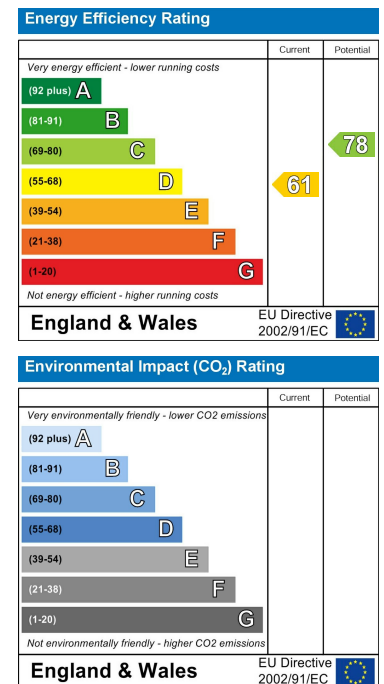
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.