

MATTHEW JAMES

Residential Sales • Lettings • Management



Holsworthy Square Elm Street, Holborn, WC1X 0BD

Asking Price £400,000

A well proportioned third floor one bedroom mansion flat with gated entrance and a private central courtyard (Holsworthy Square). The flat requires updating throughout but does benefit from double glazed wood sash windows and has stair and lift access. The property is located just off of Grays Inn Road and is a short walk away from Chancery Lane tube and the green open spaces of Coram's Fields.

Offered Chain Free. Mixed Tenure Block. New 250 Year Lease.

Third Floor
Lift and stair access.

Entrance Hallway
Entryphone system.

Living Room



Kitchen



Fitted kitchen with both wall and base units, (no white goods).

Bathroom/W.C.



Shower, wash hand basin and low flush w.c.

Bedroom



Central Courtyard



A mixture of soft and hard landscaping with seating and mature planters.

Additional Information

New 250 Year Lease

Service Charges - £1,027.74 Per Annum

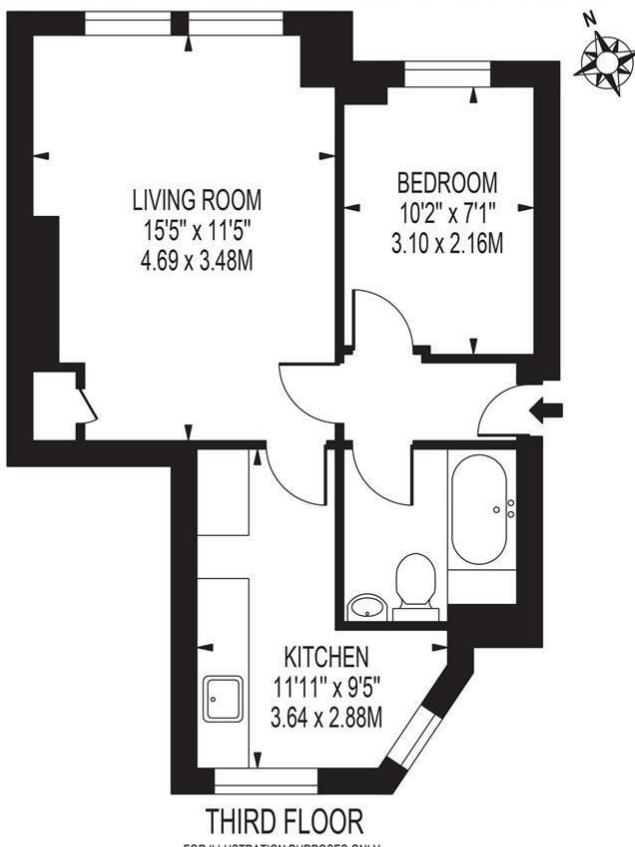
Ground Rent - Zero

MIXED TENURE BLOCK

Floor Plan

HOLSWORTHY SQUARE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 412 SQ FT - 38.29 SQ M



THIRD FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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Area Map



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Energy Efficiency Graph

