

# PARKER JAMES

ESTATES

Established since 1995



## Montague Street London WC1B 5BH

- Available immediately
- Lower ground floor
- Newly redecorated
- Prime Bloomsbury location
- Bars and restaurants nearby
- Unfurnished
- Courtyard garden
- One double bedroom
- Russell Square station walking distance
- Bloomsbury Square Garden minutes away

£2,700 Per Month

# Montague Street

London WC1B 5BH



Available immediately on an unfurnished basis is this newly redecorated lower ground floor Regency conversion flat with garden just off Russell Square in Bloomsbury.

The 61sqm property briefly comprises an entrance hall, reception room which is open plan to a fully fitted kitchen with integrated appliances including a dishwasher, one double bedroom and a fully tiled shower room whilst externally there a pretty courtyard garden.

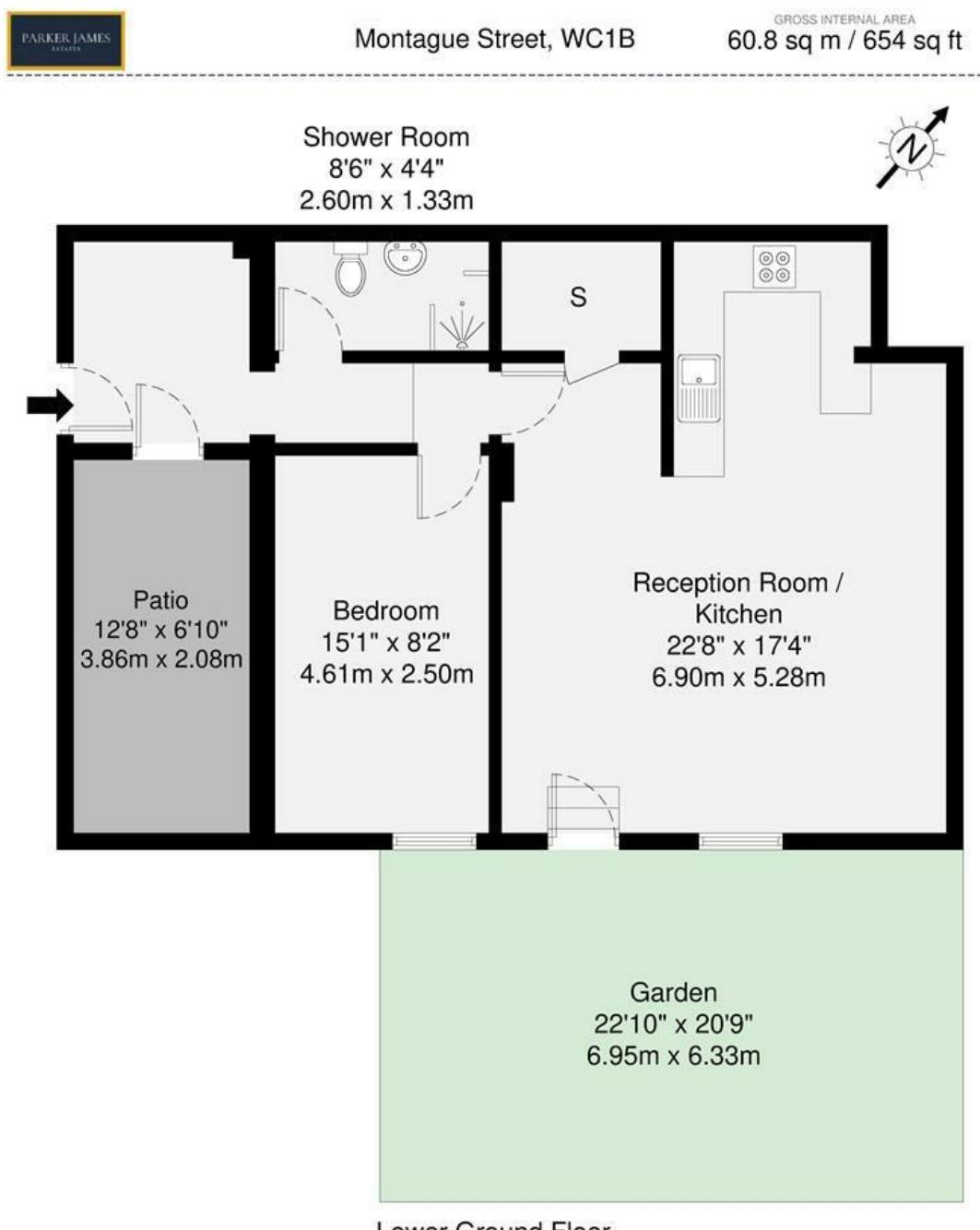
Montague Street is just a few minutes walk from Russell Square (Piccadilly line) and Holborn (Central) stations, an excellent range of shops on High Holborn including a Sainsbury's where it meets the Kingsway, multiple bars and restaurants whilst pleasant public open space can be enjoyed moments away in Russell Square.



Directions



## Floor Plan



GROSS INTERNAL AREA (GIA) The footprint of the property 60.8 sq m / 654 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 2.4 sq m / 25 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 51.9 sq m / 558 sq ft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.0 sq m / 0.0 sq ft
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**Disclaimer :** Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

**Maison  
VUE**

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(70-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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48 Warwick Street Soho, London, W1B 5NL

Tel: 020 7287 4244 Email: [management@parkerjamesestates.co.uk](mailto:management@parkerjamesestates.co.uk) [parkerjamesestates.co.uk](http://parkerjamesestates.co.uk)