

### Camden Office

3 Parkway  
London  
NW1 7PG

T 020 7482 1060  
F 020 7482 2260  
E [camden@edmundcude.com](mailto:camden@edmundcude.com)



## **STARCROSS STREET, BLOOMSBURY, NW1** **£695 per week**

### Preliminary Details

A three/four bed maisonette situated close to Warren Street station. The property has its own entrance and it set over four levels. The ground floor is an entrance area and stairs to the first floor where a kitchen/breakfast room, double bedroom and balcony can be found. On the second floor is the master bedroom and bathroom with another balcony. The third floor has two further bedrooms, one double and one single.



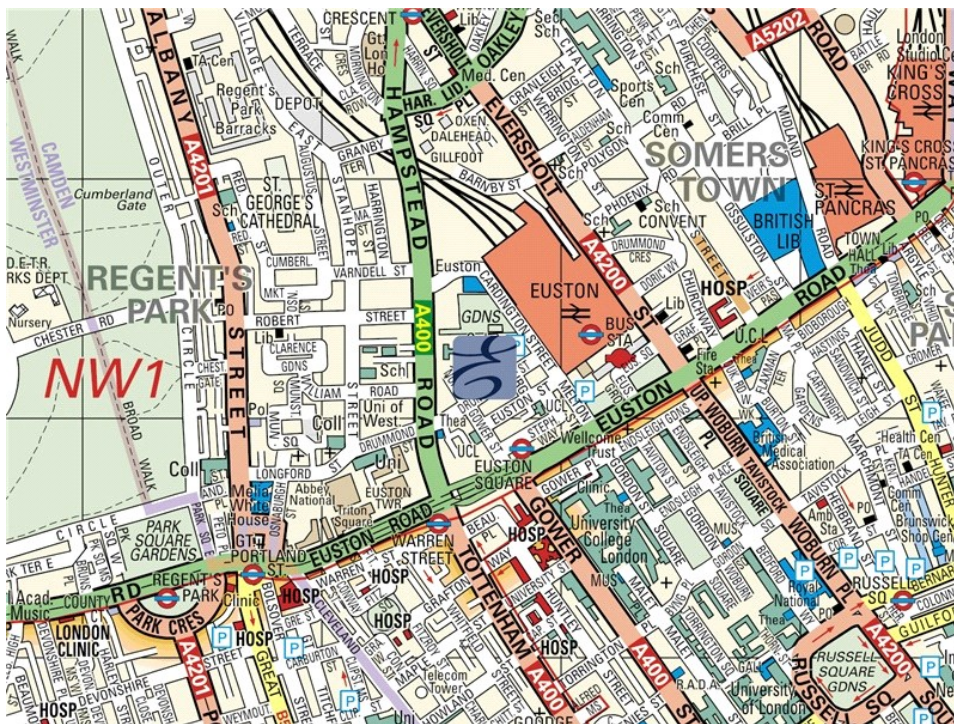
### **4 Bedroom • 1 Bathroom**

3 Parkway, London, NW1 7PG  
T 020 7482 1060 F 020 7482 2260 E [camden@edmundcude.com](mailto:camden@edmundcude.com)  
[www.edmundcude.com](http://www.edmundcude.com)



### Area Overview

Blessed with gardens and squares and encompassing the capital's bastions of law, education and medicine, Bloomsbury has undisputed appeal. With shopping on Oxford St, entertainment in Leicester Square and restaurants in Covent Garden, Bloomsbury boasts a location that is hard to rival. Popular with city professionals, academics and international visitors, much of the accommodation tends to be beautifully presented studios, 1 and 2 bedroom flats.



Starcross Street, Bloomsbury 🚇 Euston Square (0.1M), 🚇 Euston (0.2M), 🚇 Warren Street (0.3M)

### Council Tax Bands


Council	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Camden	£ 888	£ 1,035	£ 1,183	£ 1,331	£ 1,627	£ 1,923	£ 2,219	£ 2,663
Average	£ 761	£ 888	£ 1,015	£ 1,142	£ 1,396	£ 1,650	£ 1,904	£ 2,285



**Starcross Street  
NW1**

APPROX GROSS INTERNAL FLOOR AREA: 940 sq. ft / 87 sq. m



Floorplan for identity purposes only.  
Measurements are approximate and not to scale.

FloorPlan Created by  London Energy

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>62</b>	(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>		(39-54) <b>E</b>	<b>43</b>	<b>54</b>
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## PLACES OF INTEREST NEAR STARCROSS STREET, BLOOMSBURY, NW1



### Gandhi

Located in Tavistock Square, Bloomsbury, the statue of Gandhi was designed by Fredda Brilliant in 1968. Mahatma Gandhi, the spiritual and political leader who led India to freedom from British rule in 1947, is represented in a meditative state, appropriate for the serene surroundings of the beautiful park

🚶 600m (10 mins) from Starcross Street



### Fitzroy Square

The only square in Fitzrovia, this pretty Georgian square used to be the home to several aristocratic families including Ford Madox Brown, Virginia Woolf and George Bernard Shaw.

🚶 600m (10 mins) from Starcross Street



### BT Tower

The main structure is 177 metres tall and has a further section of aerial rigging bringing the total height to 189 metres. Until 1980, it was the tallest building in both London and the United Kingdom but has now been overtaken by the NatWest Tower.

🚶 700m (12 mins) from Starcross Street



### St Pancras

Designed by Gilbert Scott and originally opened in 1868, the station is now a Grade II listed building, famous for its impressive Victorian architecture. It is located on Euston Road in London and following a £800 million renovation, it is now one of the most striking stations in the UK.

🚶 800m (13 mins) from Starcross Street



### Brunswick Centre

This Grade II listed shopping centre is located in the heart of Bloomsbury and, following a £26 million rejuvenation, it is one of the most fashionable in London. Originally designed in the mid-1960's by Patrick Hodgkinson, the centre now contains 560 flats, shops, restaurants and the Renoir Cinema.

🚶 900m (15 mins) from Starcross Street



### Candy Cakes

Candy Cakes, based in Covent Garden is cup cake paradise, with a unique range of innovative, vibrant and often intriguing cake combinations. Established in 2006, it is now expanding rapidly, and even appeared on the BBC programme, Mary Queen of Charity Shops.

🚶 900m (15 mins) from Starcross Street