

### **Bloomsbury Office**

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## **GREAT RUSSELL STREET, COVENT GARDEN, WC1B**

**£800 per week**

### **Preliminary Details**

A well presented four bedroom property on the second floor opposite the British Museum and within walking distance of Russell Square and Holborn station. The property comprises of four large double bedrooms, reception room, two bathrooms and kitchen. It was newly re-painted and decorated to a high standard last year, has plenty of storage and is offered furnished. Suitable for 4 sharers or a family looking to move into London.



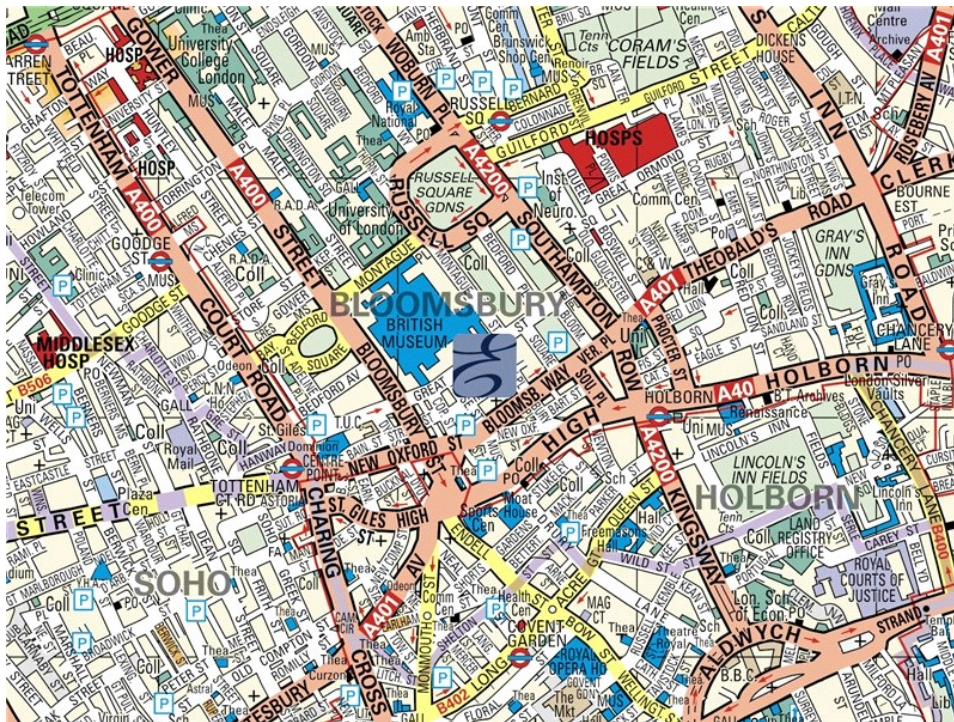
**4 Bedrooms • 2 Bathrooms**

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## Area Overview

Covent Garden is the home to countless boutiques and market stalls as well as a myriad of street entertainers who perform at every opportunity. Surrounding the main piazza are bars and restaurants which make the area buzz with vitality. The area hosts a wealth of theatres, the London Coliseum on St Martin's Lane houses the impressive English National Opera and the Theatre Royal on Drury Lane is an immense edifice that has the largest theatre auditorium in London. Although Covent Garden is usually packed with visitors, the area remains attractive and vibrant.

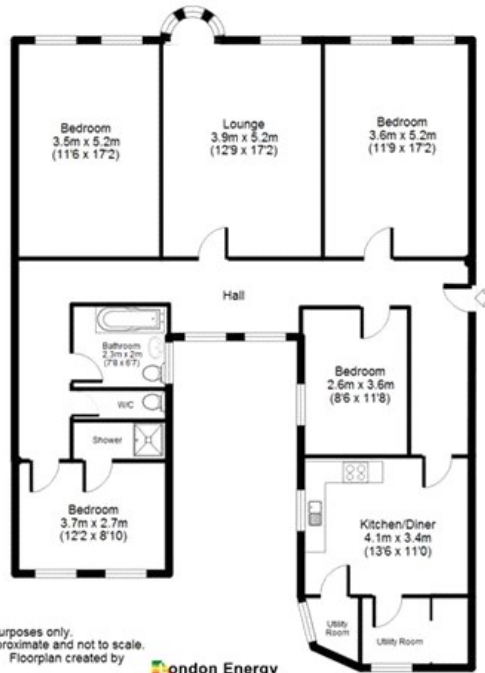


Great Russell Street, Covent Garden  Holborn (0.2M),  Russell Square (0.3M),  Tottenham Court Road (0.4M)



## 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 |

Great Russell Street  
 APPROX GROSS INTERNAL FLOOR AREA: 1426 sq. ft / 133 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>58</b>               | <b>71</b>   | (55-68) <b>D</b>  | <b>53</b>               | <b>66</b>   |
| (39-54) <b>E</b>                            |                         |   | (39-54) <b>E</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 GREAT RUSSELL STREET, COVENT GARDEN, WC1B



### **Museum St**

Dating back to before the 1300's, Museum Street is at the heart of the borough of Bloomsbury. To its north lies the British Museum, hence its name, and also the Museum Tavern, which dates back to 1723. The street is populated with bookshops, such as the Atlantis bookshop, cafes and also Banbury Ball, our Bloomsbury branch.

🚶 100m (2 mins) from Great Russell Street



### **British Museum**

A museum of human history and culture based in Bloomsbury, London. The collection, which is largely based on those of the physicist and scientist Sir Hans Sloane was established in 1753. As one of the most comprehensive collections of its kind in the world, it continues to draw crowds from all corners of the globe and is one of London's most popular tourist attractions.

🚶 200m (3 mins) from Great Russell Street



### **Senate House**

Senate House is the administrative centre of the University of London which is located in Bloomsbury, London. The building, which was built between 1932 and 1937, famously inspired George Orwell's description of the Ministry of Truth in his novel Nineteen Eighty Four.

🚶 300m (5 mins) from Great Russell Street



### **Bedford Square**

Bedford Square in Bloomsbury, named after the Dukes of Bedford, is considered to be one of the best preserved pieces of Georgian architecture in London with a number of eminent residents, such as Lord Eldon, the celebrated Lord Chancellor.

🚶 400m (7 mins) from Great Russell Street



### **Neals Yard**

Famous for their wide range of specialist homeopathic remedies and complimentary medicines, Neals Yard aims educate and make natural remedies accessible to all. Following the opening of the first store 27 years ago, there are now 38 nationwide, selling high quality natural products.

🚶 500m (8 mins) from Great Russell Street



### **Russell Square Station**

Russell Square is a London Underground station, located on Bernard Street in Bloomsbury. Opened in 1906 and designed by Leslie Green, the station is small, but very busy, being located on the Piccadilly Line.

🚶 500m (8 mins) from Great Russell Street