

### **Bloomsbury Office**

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## **MARCHMONT STREET, BLOOMSBURY, WC1N**

**£950 per week**

### **Preliminary Details**

Recently refurbished 5 bedroom property with convertible living room. This property is situated over 3 floors and has 3 kitchens and 2 bathrooms, both with showers. It is ideally located, overlooking the Brunswick Centre; moments from UCL and Russell Square Station. Recently decorated and renovated throughout and currently being used by 6 sharers.



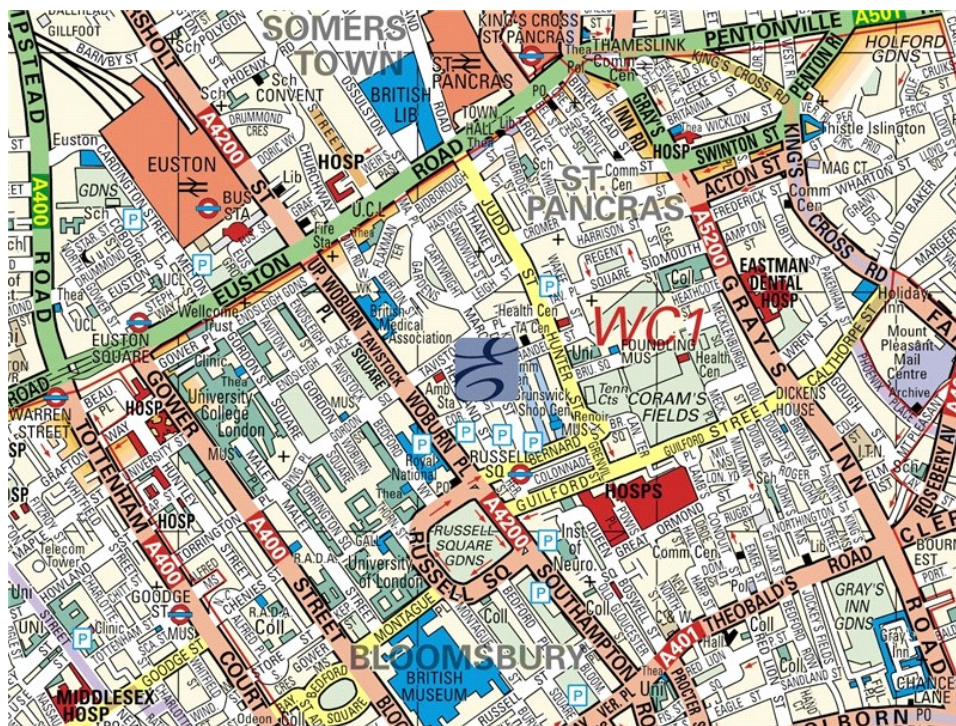
**5 Bedrooms • 2 Bathrooms**




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## 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.



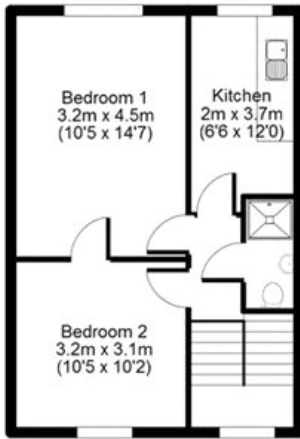
Marchmont Street, Bloomsbury  Russell Square (0.2M),  Kings Cross St. Pancras (0.3M),  Euston Square (0.5M)

## Council Tax Bands

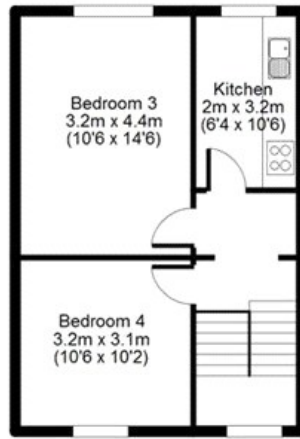
Council	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Camden	£ 888	£ 1,035	£ 1,183	£ 1,331	£ 1,627	£ 1,923	£ 2,219	£ 2,663
Average	£ 761	£ 888	£ 1,015	£ 1,142	£ 1,396	£ 1,650	£ 1,904	£ 2,285

## Marchmont Street, WC1N

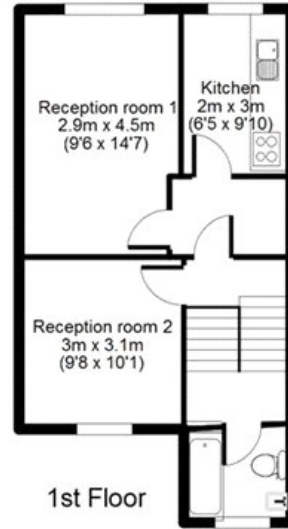
APPROX GROSS INTERNAL FLOOR AREA: 1275 sq. ft / 119 sq. m



Top Floor



2nd Floor



1st Floor

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>
(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>			(55-68) <b>D</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>	<b>16</b>	<b>39</b>	(1-20) <b>G</b>
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>
<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 MARCHMONT STREET, BLOOMSBURY, WC1N



### **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.

🚶 100m (2 mins) from Marchmont 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.

🚶 200m (3 mins) from Marchmont Street



### **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

🚶 300m (5 mins) from Marchmont 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.

🚶 500m (8 mins) from Marchmont 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.

🚶 600m (10 mins) from Marchmont 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.

🚶 700m (12 mins) from Marchmont Street