

## **Bloomsbury Office**

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## **GREAT RUSSELL STREET, BLOOMSBURY, WC1B**

**£450 per week**

### **Preliminary Details**

Amazingly located and large one bedroom flat with open-plan kitchen and reception room overlooking British Museum. Comes with a separate and again very large bedroom with ample storage space. Carpeted throughout and neutrally decorated. Closest tube is Tottenham Court Road and Holborn. Located on the second floor of a well known Grade II Listed period building. The bedroom overlooks Pied Bull Yard at the rear of the flat. Only suitable for a professional tenant looking for the extra space and an enviable location.



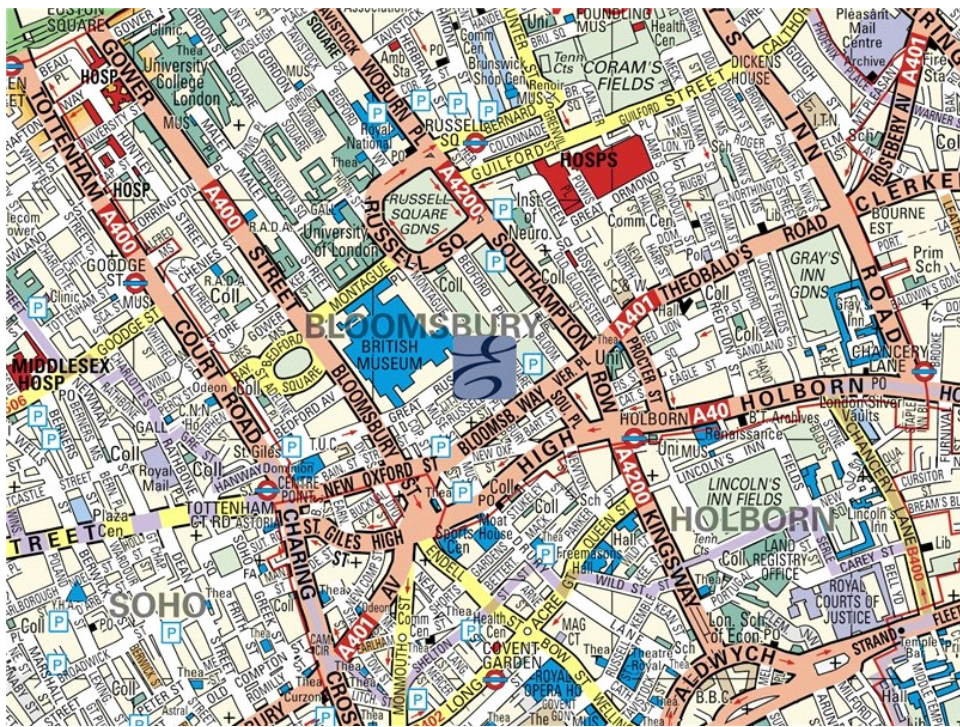
### **1 Bedroom • 1 Bathroom**

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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.



Great Russell Street, Bloomsbury  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

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		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>	53	54
(21-38) <b>F</b>	40	41	(21-38) <b>F</b>		
(1-20) <b>G</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 GREAT RUSSELL STREET, BLOOMSBURY, 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