

# 5 Sandwich Street, Bloomsbury Central London WC1H 9PL

lot 31

## Freehold Residential Opportunity

- Suitable for owner occupation, residential investment or conversion into single dwelling (subject to consents)
- Highly affluent Central London location
- Close to University College London (UCL),

- Bedford Square, The British Library, The British Museum and Great Ormond Street Hospital
- Approximate gross internal area 203 sq m (2,185 sq ft)

Full Vacant Possession



### Location

**Miles:** 0.4 miles from London St Pancras International  
0.4 miles from Russell Square  
0.7 miles from The British Museum  
0.7 miles from Grays Inn  
0.8 miles from Bedford Square

**Roads:** Euston Road (A501), Edware Road (A5), A1  
**Rail:** Kings Cross/St Pancras International Station, London Euston National Rail Station, London Euston Underground Station (Northern & Victoria), Russell Square (Northern)

**Air:** London Heathrow Airport, London Gatwick Airport, London City Airport

### Situation

Sandwich Street is situated north of Russell Square, a highly attractive and affluent district in the heart of Central London. The location benefits from its immediate neighbours; University College London (UCL), The British Library, The British Museum and Great Ormond Street Hospital and Grays Inn, the centre of the legal profession.

The property is situated on the east side of Sandwich Street, close to the junction with Leigh Street, just steps away from the shopping and leisure facilities of Brunswick Square.

### Description

The property comprises a very attractive period town house converted to two maisonettes, the first on lower ground and ground floors and the second on the first, second and third floors. There is car access to a rear courtyard via a gated entrance on Leigh Street with potential to re-instate an integral garage (subject to consents).

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion Available

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Lower Ground	3 Rooms	57 sq m	(614 sq ft)	<b>VACANT POSSESSION</b>
Ground	2 Rooms	38 sq m	(409 sq ft)	
First	2 Rooms	38 sq m	(409 sq ft)	
Second	3 Rooms	36 sq m	(387 sq ft)	
Third	3 Rooms	34 sq m	(366 sq ft)	
<b>Totals</b>		<b>203 sq m</b>	<b>(2,185 sq ft)</b>	

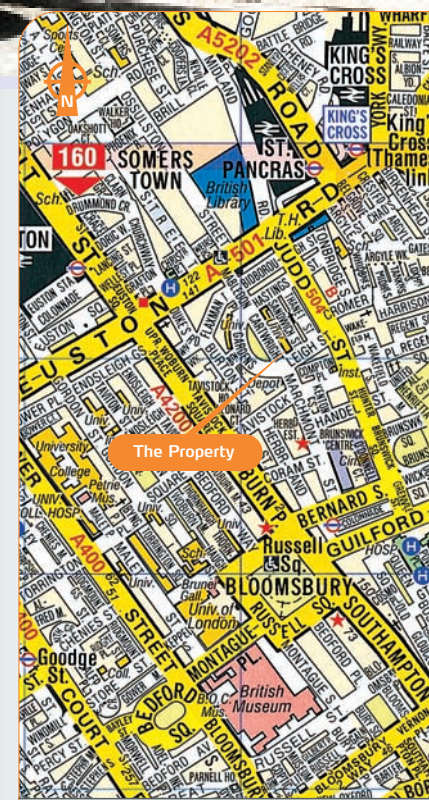
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