



Southampton Row, Holborn, WC1B

Asking Price: £1,380,000

Benham
& Reeves

Southampton Row, Holborn, WC1B

🏠 2 Bedroom (s) 🚿 2 Bathroom (s) 🔑 Leasehold

*The flat is above commercial premises

As you enter this stunning two-bedroom apartment which was recently renovated in 2024, you are immediately welcomed by a bright and spacious hallway with high ceilings, setting a grand first impression. The hallway offers the perfect space to showcase artwork, complementing the sleek, modern aesthetic of this already contemporary home.

This stunning property features premium Italian flooring throughout, complemented by exquisite Italian tiles and high-end worktops, adding a touch of luxury and craftsmanship to every room. The meticulous design and quality finishes bring elegance and sophistication to the space, offering a truly elevated living experience.

To the left, you'll find the generously sized master bedroom, large enough to comfortably accommodate a king-size bed and even a home office setup. The room is beautifully illuminated by bay windows, flooding the space with natural light. The master also features a luxurious ensuite, complete with a brand-new bathroom boasting both a freestanding bathtub and a separate shower, catering to all your relaxation needs.

Continuing down the hallway, you'll come across the second bedroom, also a spacious double, ideal for guests or family. Further along is the main bathroom, meticulously renovated to the highest standard, offering style and functionality.

At the end of the hallway, the property opens up to a stunning open-plan kitchen and living area. The state-of-the-art kitchen is fully equipped with built-in appliances, while the spacious living room provides the perfect setting for relaxation or entertaining.

The result is a perfect blend of old and new; period features and dimensions only found in a property of this type, combined with all the convenience of a high specification modern home.

Set in a prime Central London location this wonderful apartment is a real must see.

Bristol House is located in one of Central London's prime spots. It is situated equidistant to both Russell Square & Holborn Stations providing great links to both Heathrow and the Eurostar.

The closest transport link to Bristol House is Tottenham Court Road Station (Central and Northern Lines), conveniently located just 0.3 miles away. Russell Square Station (Piccadilly Line) is also nearby at 0.4 miles, along with Goodge Street Station (Northern Line), providing excellent connectivity across London. For broader travel options, the major train hub Euston Station is just 0.6 miles away, offering access to national rail services, including the Eurostar, making travel across London and beyond incredibly easy.



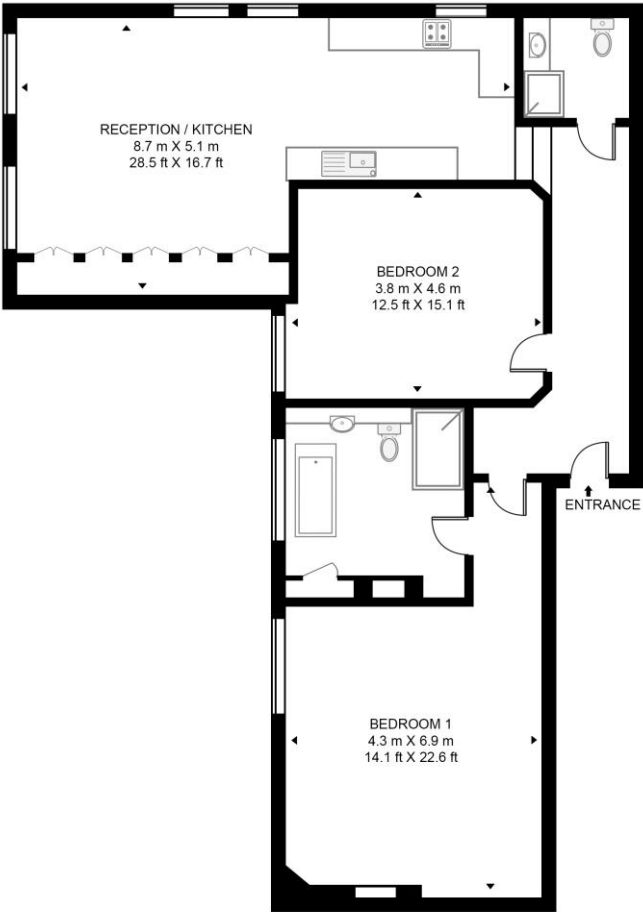


Property Features:

- Two Bedrooms
- Two Bathrooms
- 1,131 Square Feet (Approx.)
- Modern Open-plan Kitchen with Integrated Appliances
- Lift Access
- Bespoke Finishes Throughout
- Offered Chain Free



BRISTOL HOUSE, SOUTHAMPTON ROW
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1131 SQ.FT (105.1 SQ.M)



SECOND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£1,380,000
Tenure:	Leasehold Expires 13/08/2194 Approximately 169 Years Remaining
Service Charge:	£4,000.00 (per annum)
Anticipated Rent:	£5,200.00 pcm Approx. 4.2% Yield

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH240201

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