



Judd Street, Euston, WC1H

Asking Price: £300,000

 Benham
& Reeves

Judd Street, Euston, WC1H

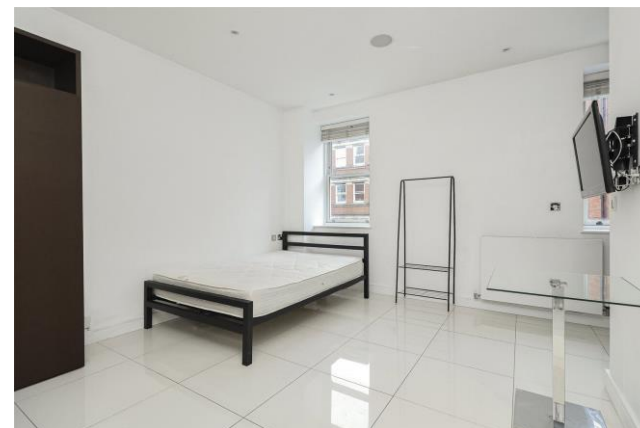
 Studio

 1 Bathroom (s)

 Leasehold

This luxurious studio apartment offers a bright and immaculately kept living space with a fully fitted modern kitchen and an adjoining deluxe shower room featuring underfloor heating. The property is designed with contemporary elegance, providing a comfortable and stylish living environment.

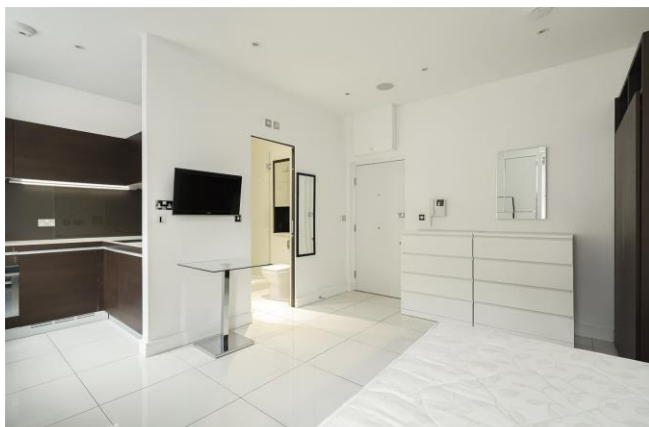
Residents of Albany House enjoy several benefits that enhance the quality of urban living. The unbeatable location is just 0.2 miles from Kings Cross, Euston, and Russell Square stations, providing exceptional access to transport links. The stylish modern design throughout the apartment ensures both comfort and elegance, making it a perfect choice for city living. Additionally, the on-site 24-hour fitness suite allows residents to stay fit and healthy without leaving the building. Utilities such as water and heating are included in the service charge, adding to the convenience of this superb property.



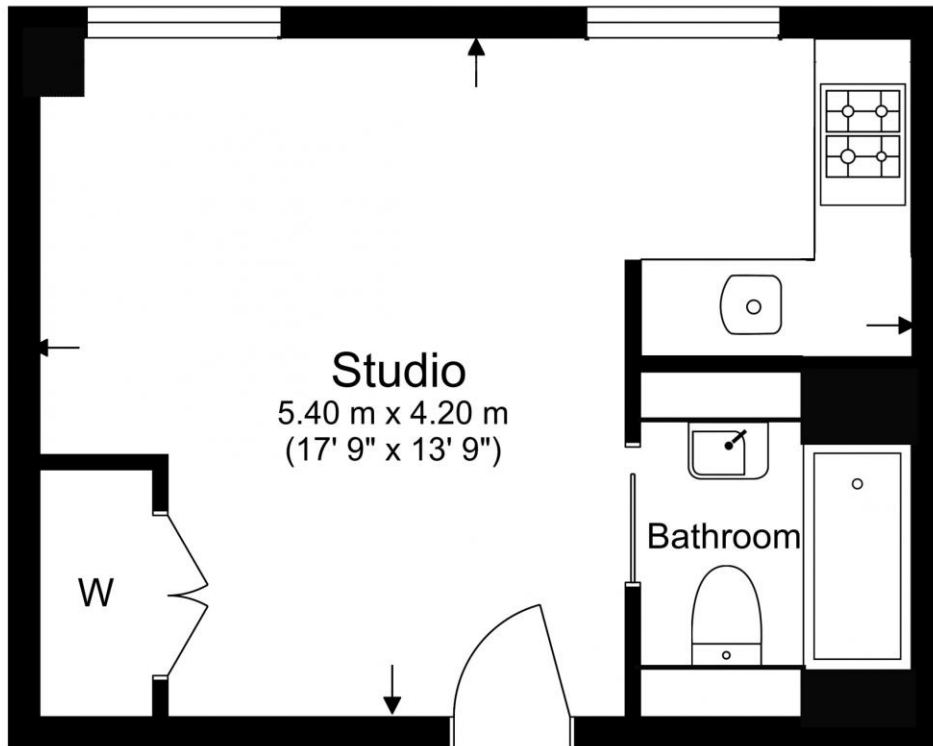


Property Features:

- Studio
- Shower Room
- Second Floor
- Under Floor Heating
- Gym
- Close to UCL University



Second Floor Total Gross Internal Area 22.7 Sq/m - 244 Sq/ft



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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:	£300,000
Tenure:	Leasehold Expires 31/12/3009 Approximately 985 Years Remaining
Ground Rent:	£300.00 (per annum) for the year 2024
Service Charge:	£2,470.10 (per annum) for the year 2024
Anticipated Rent:	£1,800.00 pcm Approx. 6.8% Yield

Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH240347

T: 020 7213 9700

E: city.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

