




Judd Street, Euston, WC1H

Asking Price: £320,000

 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.

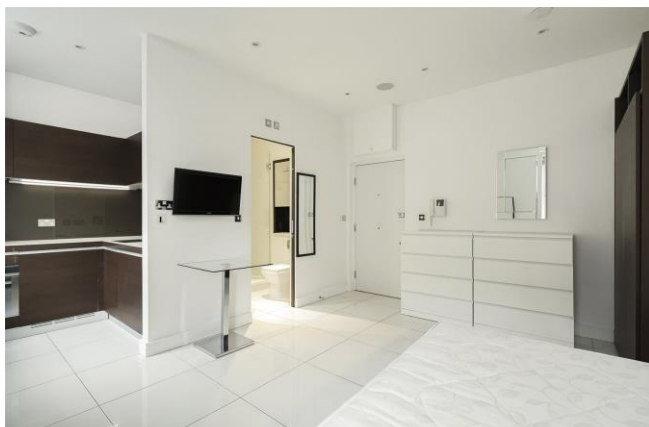
Residents of Albany House enjoy several benefits that enhance the quality of urban living. The unbeatable location is just 0.2 miles from Kings Cross, Euston, and Russell Square stations, providing exceptional access to transport links. The stylish modern design throughout the apartment ensures both 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.



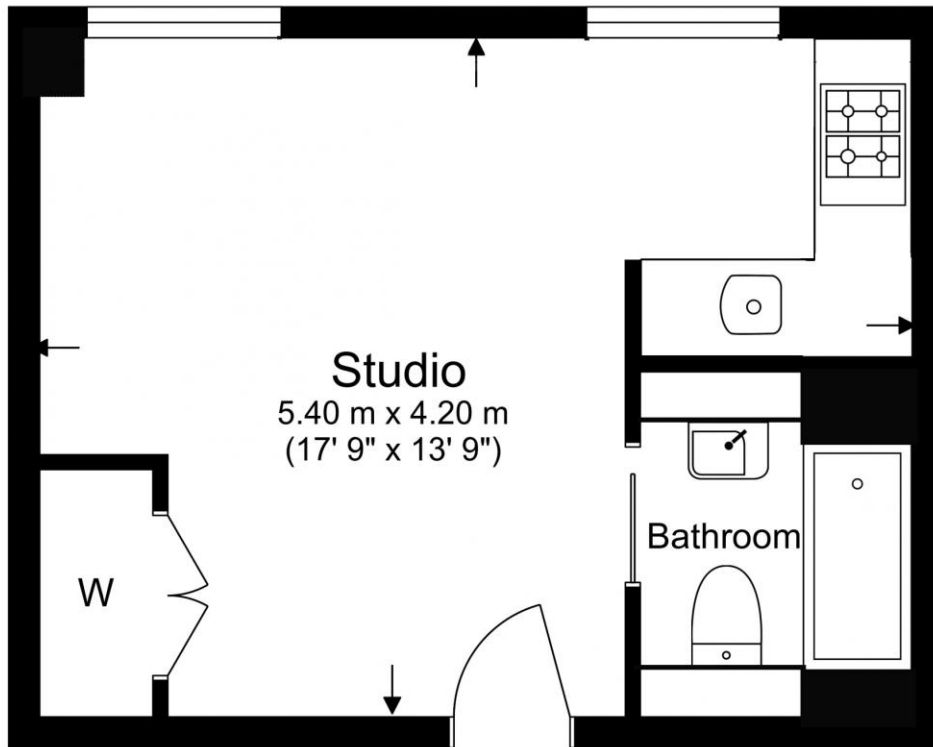


Property Features:

- 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:	£320,000
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.

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