

4 BLOOMSBURY PLACE

WC1

4,043 SQ FT IN THE HEART OF LONDON



THE BEDFORD ESTATES

A LANDMARK ADDRESS

4 BLOOMSBURY PLACE IS A DISTINGUISHED
GEORGIAN TOWNHOUSE OFFERING 4,043 SQFT
OF VERSATILE SPACE ACROSS FIVE FLOORS,
COMPLETE WITH A PRIVATE OUTDOOR AREA.

LOCATED IN BLOOMSBURY'S CULTURAL
AND INTELLECTUAL HUB, THIS PROPERTY
BLENDS HISTORIC ELEGANCE WITH MODERN
ADAPTABILITY PERFECT FOR BUSINESSES,
CREATIVE VENTURES, AND EDUCATIONAL
INSTITUTIONS.







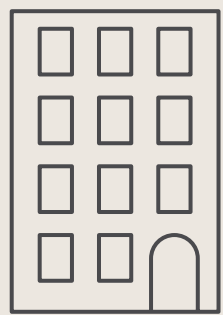


EDUCATIONAL & ACADEMIC APPEAL

UNLOCK A WORLD OF LEARNING AT
4 BLOOMSBURY PLACE, SITUATED IN THE
INTELLECTUAL HEART OF LONDON,
JUST STEPS FROM THE BRITISH MUSEUM
AND LEADING UNIVERSITIES.

IDEAL FOR ACADEMIC INSTITUTIONS,
RESEARCH CENTRES, AND TRAINING HUBS
CREATING AN INSPIRING ENVIRONMENT
FOR EDUCATION AND DISCOVERY.





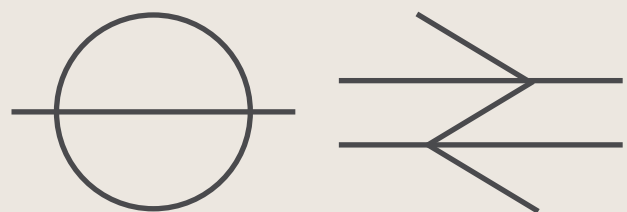
5 STUDENT
ACCOMMODATIONS

4,043

SQ FT OF EDUCATIONAL USE
SPACE AVAILABLE NOW. SUBJECT
TO PLANNING CONSENT.

AT ITS CENTRE STANDS UNIVERSITY COLLEGE
LONDON (UCL), CONSISTENTLY RANKED AMONG
THE TOP UNIVERSITIES WORLDWIDE AND
CELEBRATED FOR ITS PIONEERING RESEARCH
AND DIVERSE ACADEMIC PROGRAMMES.

THE AREA IS ALSO HOME TO SOAS UNIVERSITY OF LONDON, RENOWNED FOR ITS
EXPERTISE IN ASIAN, AFRICAN, AND MIDDLE EASTERN STUDIES, AND BIRKBECK,
UNIVERSITY OF LONDON, DISTINGUISHED FOR ITS INNOVATIVE EVENING STUDY MODEL
THAT HAS BROADENED ACCESS TO HIGHER EDUCATION.



NATIONAL & INTERNATIONAL
RAIL CONNECTIONS WITHIN
WALKING DISTANCE



3 INTERNATIONAL AIRPORTS
WITHIN 40 MINUTES



Sotheby's
INSTITUTE OF ART

SOAS
University of London

UNIVERSITY OF
WESTMINSTER







BLOOMSBURY

SITUATED IN THE HEART OF BLOOMSBURY,
4 BLOOMSBURY PLACE ENJOYS A PRESTIGIOUS
AND HISTORIC LOCATION JUST MOMENTS
FROM THE BRITISH MUSEUM.

A BLEND OF HERITAGE CHARM AND
MODERN CONVENIENCE, WITH EASY ACCESS
TO HOLBORN AND TOTTENHAM COURT
ROAD STATIONS.





THE NEIGHBOURS

- 1. Google
- 2. Apollo
- 3. Gardiner & Theobald
- 4. Skyscanner
- 5. Bloomsbury Publishing
- 6. Facebook
- 7. McKinsey
- 8. The British Museum
- 9. GSK
- 10. Mediacom

RETAIL

- 1. Orchidya
- 2. The Printing Centre
- 3. Decadence Salon
- 4. Cyclefit Store Street
- 5. Store Street Opticians
- 6. Iris Avenue
- 7. Treadwells Bookshop
- 8. Russell and Chapple
- 9. Store Street Framing
- 10. Heals
- 11. Warhammer

UNIVERSITIES

- 1. University of Westminster Regent Street
- 2. University of Westminster Cavendish Campus
- 3. Sotheby's Institute of Art
- 4. University College London
- 5. University of London
- 6. Birbeck, University of London
- 7. SOAS University of London
- 8. UCL Institute of Education
- 9. SOAS School of Law

FOOD & DRINK

- 1. Fitz Bar
- 2. Dalloway Terrace
- 3. Store Street Espresso
- 4. Caffè Tropea
- 5. London Cocktail Club
- 6. Circolo Popolare
- 7. Riding House Bloomsbury
- 8. Ronnie Scott's
- 9. SKZO
- 10. Café Deco
- 11. Amelie's Wine House
- 12. The Life Goddess
- 13. Pentole e Padelle

GARDEN SQUARES

- 1. Bloomsbury Square Gardens
- 2. Russell Square Gardens
- 3. Bedford Square Gardens
- 4. Brunswick Square
- 5. Tavistock Square
- 6. Gordon Square
- 7. Red Lion Square
- 8. Lincoln's Inn Fields
- 9. Soho Square
- 10. Fitzroy Square

STUDENT ACCOMODATION

- 1. Astor College
- 2. UniteStudents
- 3. Scape Bloomsbury
- 4. Helen Graham House
- 5. Prestige Student Living Grosvenor House



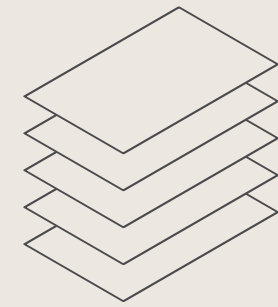
EXCEPTIONALLY CONNECTED

JUST MINUTES FROM MAJOR TRANSPORT
HUBS: KING'S CROSS ST PANCRAS, EUSTON,
AND RUSSELL SQUARE, THE AREA
PROVIDES SEAMLESS ACCESS ACROSS
LONDON, THE UK, AND BEYOND.





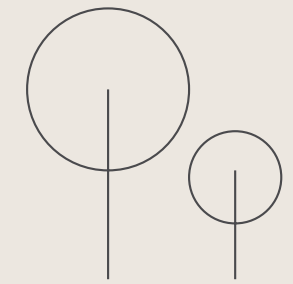
HIGHLIGHTS



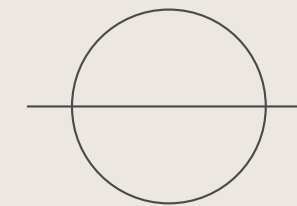
4,043 SQ FT OF
ADAPTABLE SPACE
ACROSS FIVE FLOORS

WC1

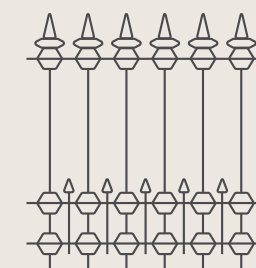
PRESTIGIOUS
WC1 LOCATION



PRIVATE OUTDOOR
AREA



EXCELLENT
TRANSPORT LINK



HISTORIC GEORGIAN
ARCHITECTURE

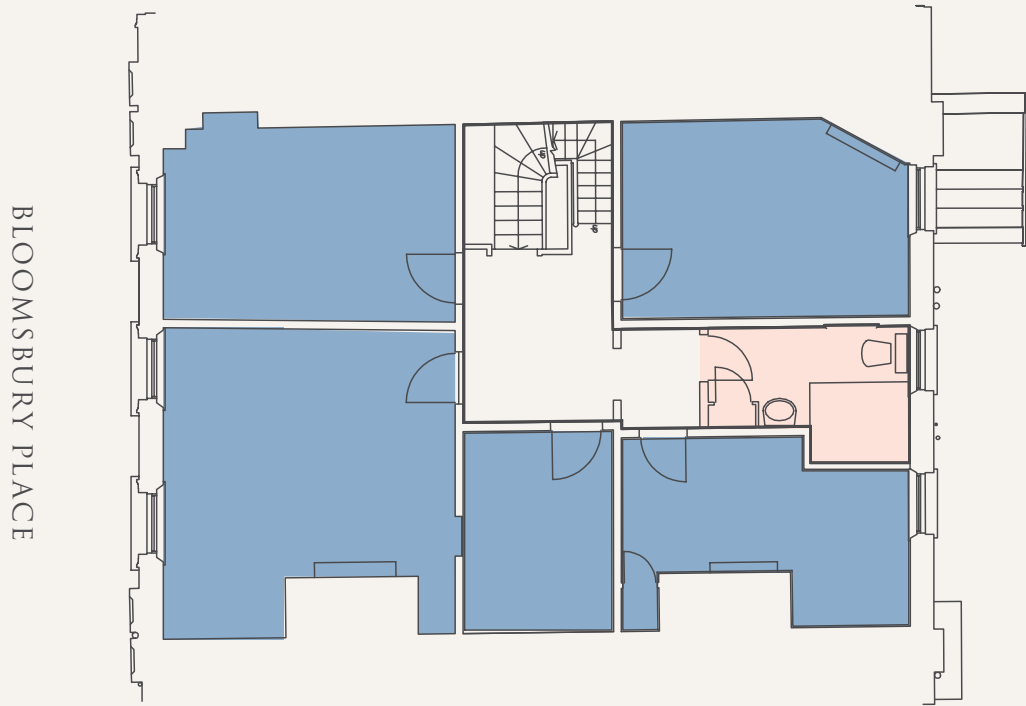




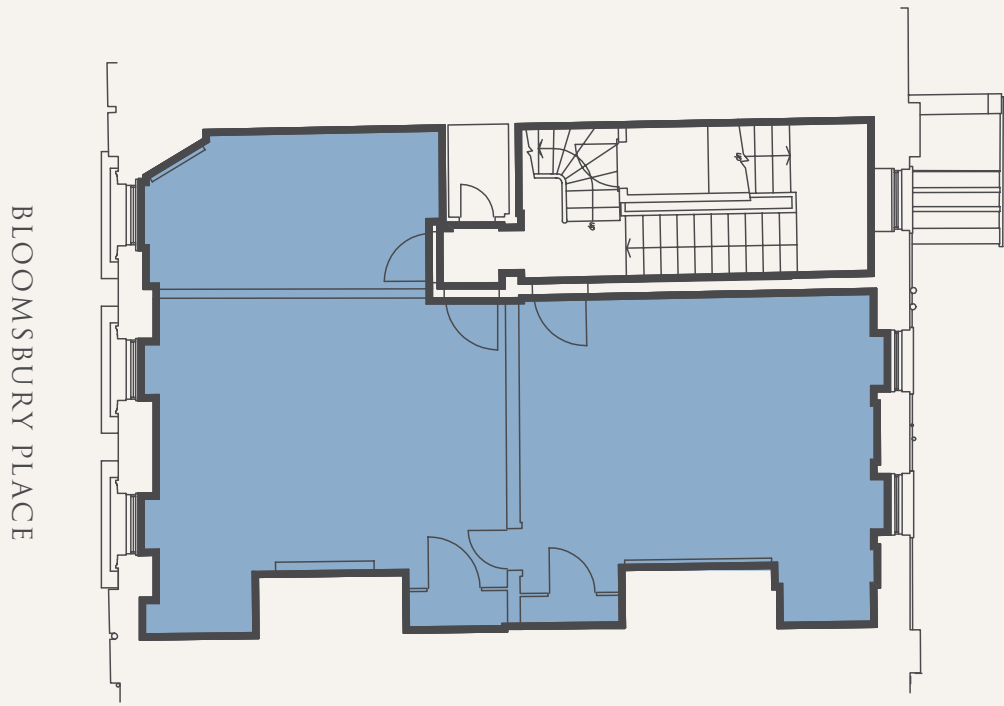
THE ACCOMMODATION COMPRISES
THE FOLLOWING AREAS

FLOOR	SQ FT	SQ M
THIRD	673.82	62.6
SECOND	796.53	74
FIRST	767.47	71.3
GROUND	1,237.85	115
LOWER GROUND	567.26	52.7
TOTAL	4,043	376

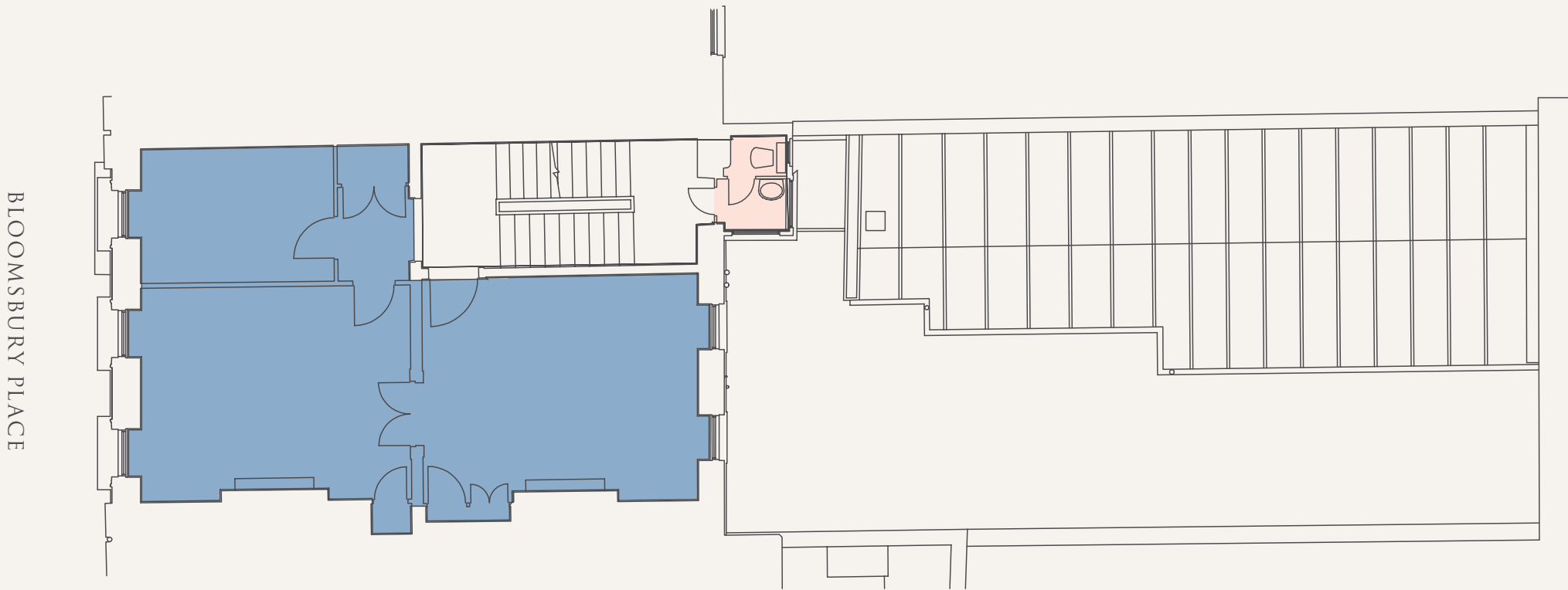
THIRD FLOOR
673.82 SQ FT / 62.6 SQ M



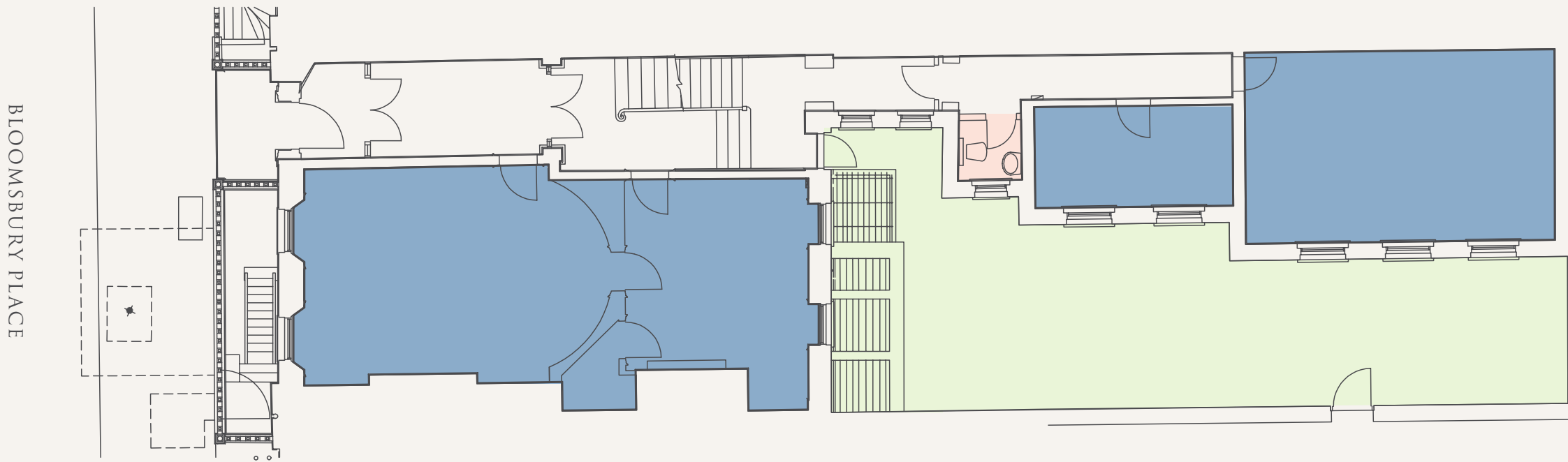
SECOND FLOOR
796.53 SQ FT / 74 SQ M



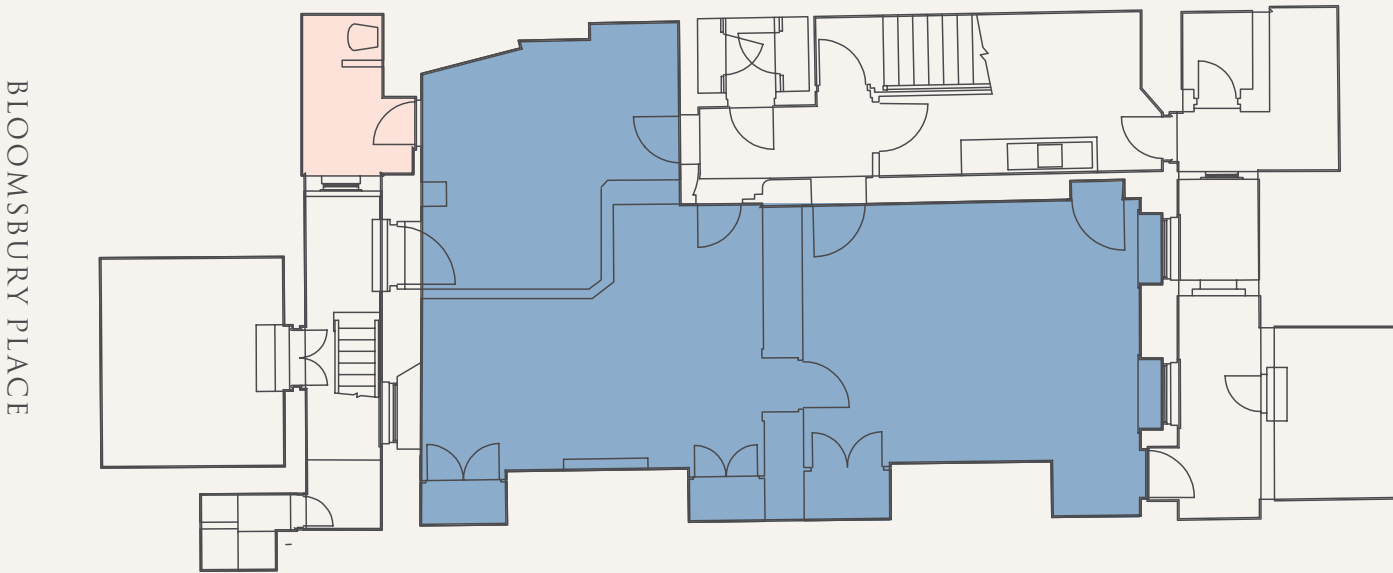
FIRST FLOOR
767.47 SQ FT / 71.3 SQ M



GROUND FLOOR
1,237.85 SQ FT / 115 SQ M



LOWER FLOOR
567.26 SQ FT / 52.7 SQ M





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& PARTNERS W 1
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