

# 19 BLOOMSBURY SQUARE

**WC1A 2NS**

**3,148 SQ FT**

EDWARD CHARLES  
& PARTNERS **W 1**  
CHARTERED SURVEYORS



## SELF-CONTAINED, PERIOD STYLE TOWNHOUSE (WITH D1 USE) COMING SOON

19 Bloomsbury Square is located on the north side of Bloomsbury Square. The beautiful period townhouse boasts an abundance of character arranged over Lower Ground, Ground and three upper floors.

Rare D1 Use	Central Heating	Cat 5e cabling
Great natural light	Carpeted throughout	Large rear outside Courtyard



## LOCATION

The building is situated in the heart of Bloomsbury and many underground stations are situated close by giving easy access across London.

Tottenham Court Road (significant public real improvement, through the West End Project) and Store Street are close by offering a wide variety of retail and recreational facilities.

## TRANSPORT

Holborn Underground Station – Central and Piccadilly Lines (5 min walk)

Russell Square Underground Station – Piccadilly Line (7 min walk)

Tottenham Court Road Underground Station – Central and Northern Lines (Crossrail - Coming Soon - Elizabeth Line) (8 min walk)

Goode Street Underground Station – Northern Line (12 min walk)

FLOOR	SIZE (SQ FT)	RENT (PSF)	RATES (PSF)	SC (PSF)	AVAILABILITY
Third	709				Q2 2020
Second	590				Q2 2020
First	636				Q2 2020
Ground	590				Q2 2020
Lower Ground	623				Q2 2020
<b>Total</b>	<b>3,148 sq ft</b>	<b>£POA</b>	<b>TBC</b>	<b>TBC</b>	<b>Q2 2020</b>

**TENURE** Leasehold

**LEASE** New lease available direct from landlord.

**EPC** TBC

## VIEWING

Strictly by appointment through landlord's joint sole letting agents:

**Edward Charles & Partners**  
020 7009 2300

Ian Bradshaw  
ibradshaw@edwardcharles.co.uk

Tony Parrack  
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**CBRE**  
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