



Freehold - House

FOR SALE

Emerald Street, Bloomsbury, WC1N



Description

Offering a fabulous rental investment this spacious converted building provides five bright studio rooms arranged over five floors.

Location

Emerald Street is located moments from the fantastic range of amenities found within both Holborn and Bloomsbury.

Key Features

- Fantastic Building arranged over five floors
- Located on a peaceful road with an excellent location
- Five studio rooms with storage and en suites
- Potential to add another floor subject to planning



Tenure

Freehold

Local Authority

Camden

Council Tax

To be confirmed

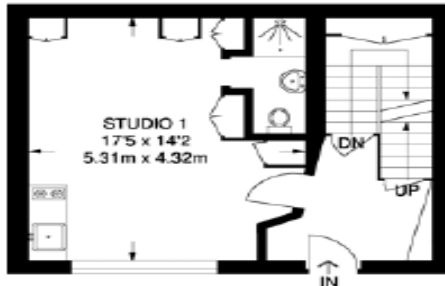
Price

£1,850,000 Freehold





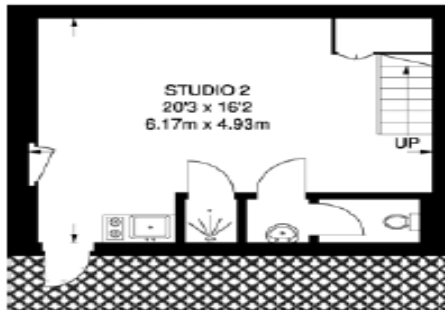
**THIRD FLOOR
(INCLUDING REDUCED HEADROOM)**
371 SQ FT / 34.5 SQ M



GROUND FLOOR
358 SQ FT / 33.3 SQ M



SECOND FLOOR
361 SQ FT / 33.5 SQ M



BASEMENT
332 SQ FT / 30.8 SQ M



FIRST FLOOR
361 SQ FT / 33.5 SQ M

REDUCED HEADROOM BELOW 1.5 M / 5'0"

APPROXIMATE GROSS INTERNAL AREA
1783 SQ FT / 165.6 SQ M

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
		79
		80
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not environmentally friendly - higher CO ₂ emissions		
		85
		87
England & Wales		
EU Directive 2002/91/EC		