



Greystoke Place, Holborn, EC4A

Asking Price: £450,000

Benham
& Reeves

Greystoke Place, Holborn, EC4A

 1 Bedroom  1 Bathroom  Leasehold

A beautifully presented one-bedroom apartment situated on the third floor of an exclusive development of just ten residences, conveniently located within a short walk of Chancery Lane Underground Station.

The apartment forms part of a striking mid-20th-century Grade II listed building, originally designed as architectural offices before being sensitively converted by the award-winning developer Marldon in 2004. The property offers bright and spacious accommodation throughout, featuring a dual-aspect reception room filled with natural light, an modern open-plan kitchen fitted with granite worktops and integrated Bosch appliances, a generous double bedroom with bespoke oak wardrobes, and a contemporary shower room.

Further benefits include real wood flooring, a warm air heating and cooling air-conditioning system. Residents also enjoy access to the attractive garden area at the front of the building, which can be used during daylight hours. A variety of bars, restaurants, cafes, and a Sainsbury's Local are all within easy walking distance on nearby Fetter Lane.

Ideally positioned on a quiet side street between Fetter Lane and Chancery Lane, the property sits in the heart of the City's historic legal quarter. Covent Garden and Clerkenwell are both within easy reach, offering an exceptional choice of restaurants, cafés, bars, boutique shopping and cultural attractions.

The apartment also benefits from being within walking distance of Farringdon Station, one of London's most connected transport hubs, providing access to the Elizabeth Line, Thameslink and London Underground services. This offers fast and convenient connections across Central London and direct links to major airports, including Heathrow, Gatwick and Luton, making it an ideal base for both business and leisure travel.



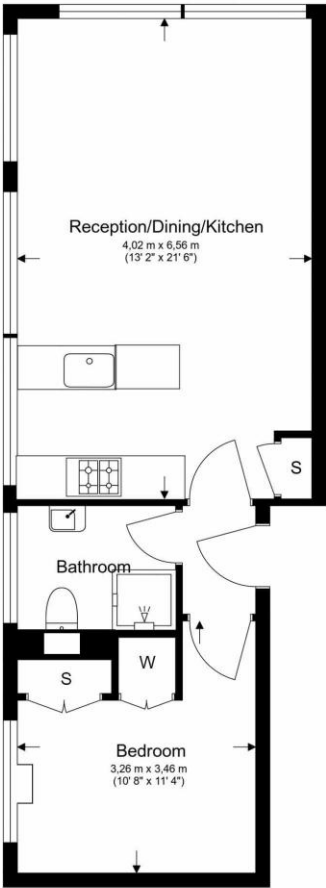


Property Features:

- One Bedroom
- Modern Interior
- Wood Flooring
- Air heating Cooling air conditioning system
- Grade II Listed Building
- Long Lease
- Lift Access



First Floor
 Total Gross Internal Area
 44.6 Sq/m - 480 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£450,000
Tenure:	Leasehold Expires 01/01/3003 Approximately 976 Years Remaining
Ground Rent:	£200.00 (per annum) For the year 2026
Service Charge:	£5,086.00 (per annum) For the year 2026
Anticipated Rent:	£1,800.00 pcm Approx. 4.8% Yield

Viewings:

All viewings are by appointment only through our City Office.

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