



Theobalds Road, Holborn, WC1X

Asking Price: £900,000

Benham
& Reeves

Theobalds Road, Holborn, WC1X

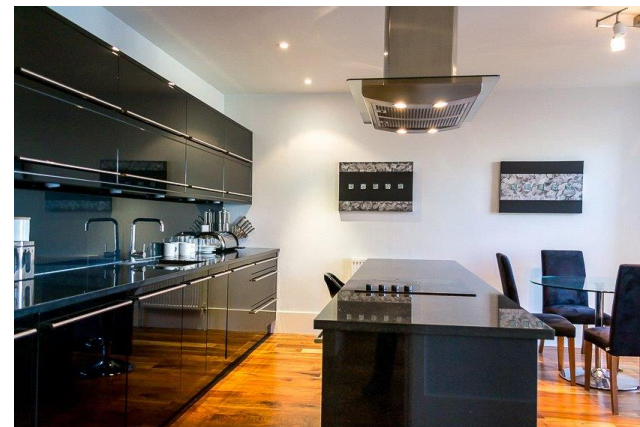
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

An immaculately presented 2 bedroom apartment is offered in a fantastic location on Theobalds Road.

This bright and modern apartment spanning approximately 830 square feet is set on the 3rd floor and is offered in immaculate decorative condition. Comprising 2 large double bedrooms, newly refurbished bathrooms and an impressive open-plan living room with wooden flooring.

Holborn has an array of shops, restaurants and amenities on your doorstep to be enjoyed. Situated in the heart of Zone 1, with Holborn, Chancery Lane and Russell Square in close proximity, it is very conveniently placed for travel throughout London.

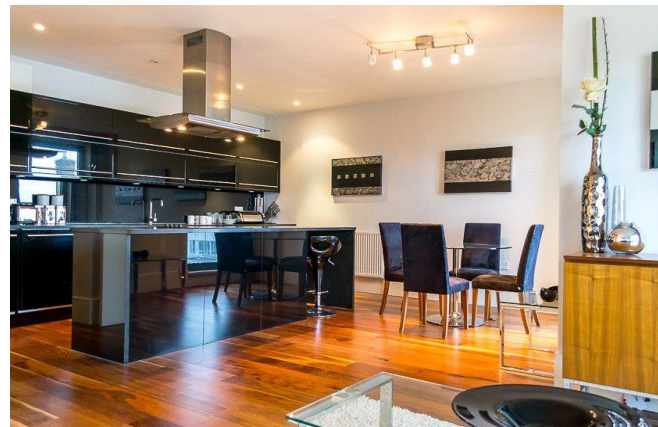
Please note that this property is currently rented, photographs were taken prior to the current tenancy

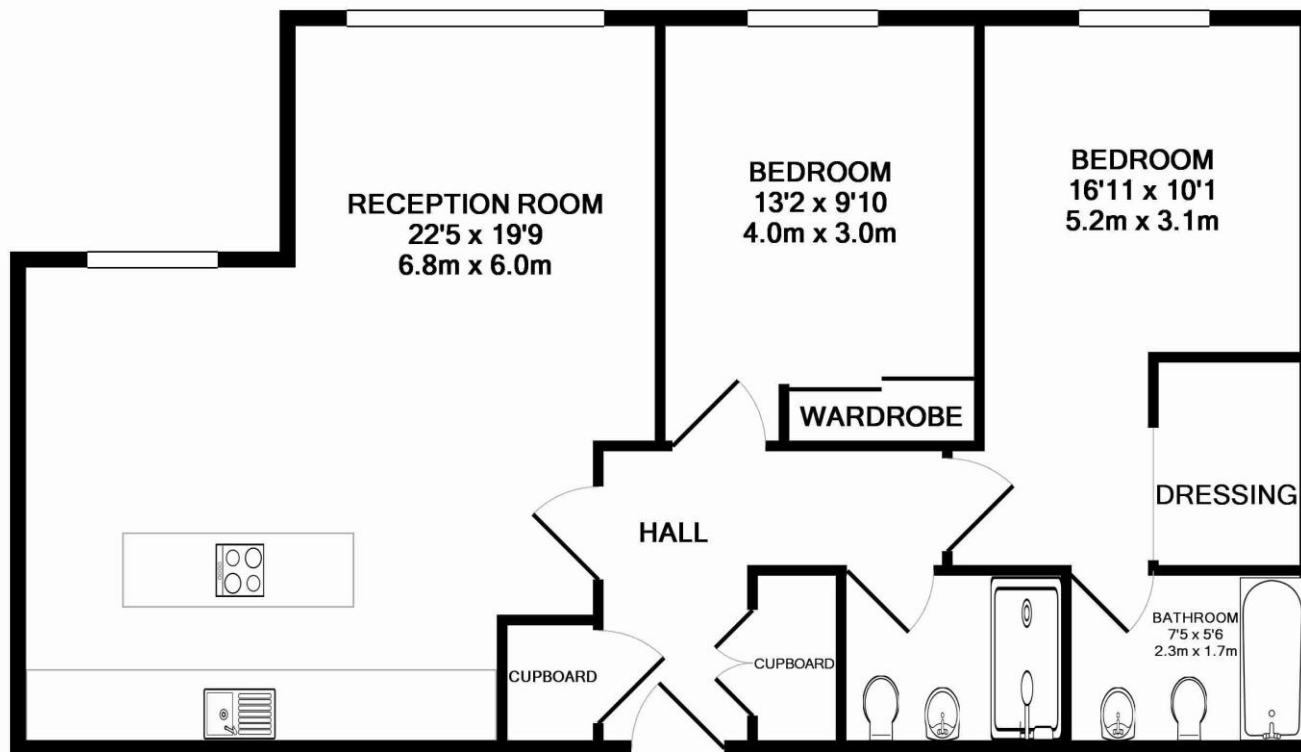




Property Features:

- Two Double Bedrooms
- Two Bathrooms
- 3rd Floor
- Lift Access
- Open-Plan Kitchen
- Moments from Holborn & Chancery Lane Stations
-





THEOBALDS ROAD, WC1X 8NX
TOTAL APPROX. FLOOR AREA 827 SQ.FT. (76.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 83 | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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: | £900,000 |
| Tenure: | Leasehold Expires 13/09/3007 Approximately 981 Years Remaining |
| Ground Rent: | £450.00 (per annum) For the year 2026 |
| Service Charge: | £6,072.00 (per annum) From July 2025 to June 2026 |
| Anticipated Rent: | £4,000.00 pcm Approx. 5.3% Yield |

Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH220144

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W: www.benhams.com

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