



Gordon Mansions, Torrington Place, Bloomsbury WC1E 7HF
£1,090,000

MOLLA RO





AN EXCEPTIONALLY SPACIOUS FOUR
BEDROOM MANSION BLOCK APARTMENT
IN A SOUGHT-AFTER BLOOMSBURY
LOCATION. FULL MODERNISATION IS
REQUIRED, OFFERING A RARELY AVAILABLE
BLANK CANVAS TO CREATE A STUNNING
RESIDENCE APPROACHING 1,500 SQ FT.

Gordon Mansions is a well-regarded Edwardian mansion block in a highly sought-after location, enjoying all that Bloomsbury has to offer. You are ideally situated in a peaceful setting on the corner of Torrington Place and Huntley Street, yet mere steps away from the vibrant Tottenham Court Road and onwards to the word-class shops and restaurants of the West End. Goodge Street station is just moments away and further transport links from Russell Square, Tottenham Court Road, Warren Street, Euston and Kings Cross St Pancras stations are also all within walking distance. Just a short stroll away are The British Museum, University College London and numerous leafy squares and parks. For travel further afield, the convenient Heathrow Express at Paddington Station is around 12-14 minutes away by taxi.

The area continues to captivate thanks to its ideal setting, with Bloomsbury recently being named one of the best places to live in the UK in the annual list, by The Sunday Times, and was the only location in London to make the top ten. Bloomsbury is also currently undergoing a £400m investment project to further enhance its appeal to residents and visitors alike.



The building was constructed in 1901 and retains its characterful appearance typical of the era. The location of Gordon Mansions has attracted several notable residents to make it their home, especially those from the literary and academic worlds that Bloomsbury is so appreciated for. These include the renowned playwright and author George Bernard Shaw and the celebrated actor Sir John Hurt.

The apartment is situated on the elevated ground floor of the building and offers exceptionally spacious accommodation throughout on grand proportions, including a 44ft long entrance hall and 24ft wide reception room. The high ceilings throughout add to the feeling of light and space and numerous character features are still evident including large sash windows, picture rails and several fireplace surrounds.

A full programme of modernisation is now required throughout, however the property has been priced competitively to take this into account when compared to others in the building and nearby. This offers a rare opportunity to create a bespoke residence to one's own specification, whilst having the potential to add significant future value. The vendors have commissioned a Level 3 RICS Survey Report and copies of this can be made available to seriously interested prospective purchasers upon request.

The recently extended lease has approx. 172 years remaining and benefits from having no ground rent payable. The apartment is offered for sale with vacant possession and no forward chain and awaits new owners to transform it to achieve its full potential.









KEY FEATURES

- Exceptionally Spacious Mansion Block Apartment
 - Approaching 1,500 Sq Ft of Accommodation
 - Highly Sought-After Bloomsbury Location
- Moments from Tottenham Court Road & Goodge Street
 - Four Bedrooms & Two Reception Areas
 - Full Modernisation Required Throughout
 - RICS Survey Report Available On Request
- Extended Lease with No Ground Rent Payable
 - Vacant Possession & No Forward Chain
- Excellent Potential to Transform & Add Value





CHARACTER FEATURES



CHARACTER FEATURES





ADDITIONAL INFORMATION

Tenure: Leasehold - Extended Lease with Approx. 172 Years Remaining

Ground Rent: Nil

Maintenance: £6,386 per annum, to include heating & hot water via the communal boiler, buildings insurance, caretaker and security services, building maintenance and repairs.

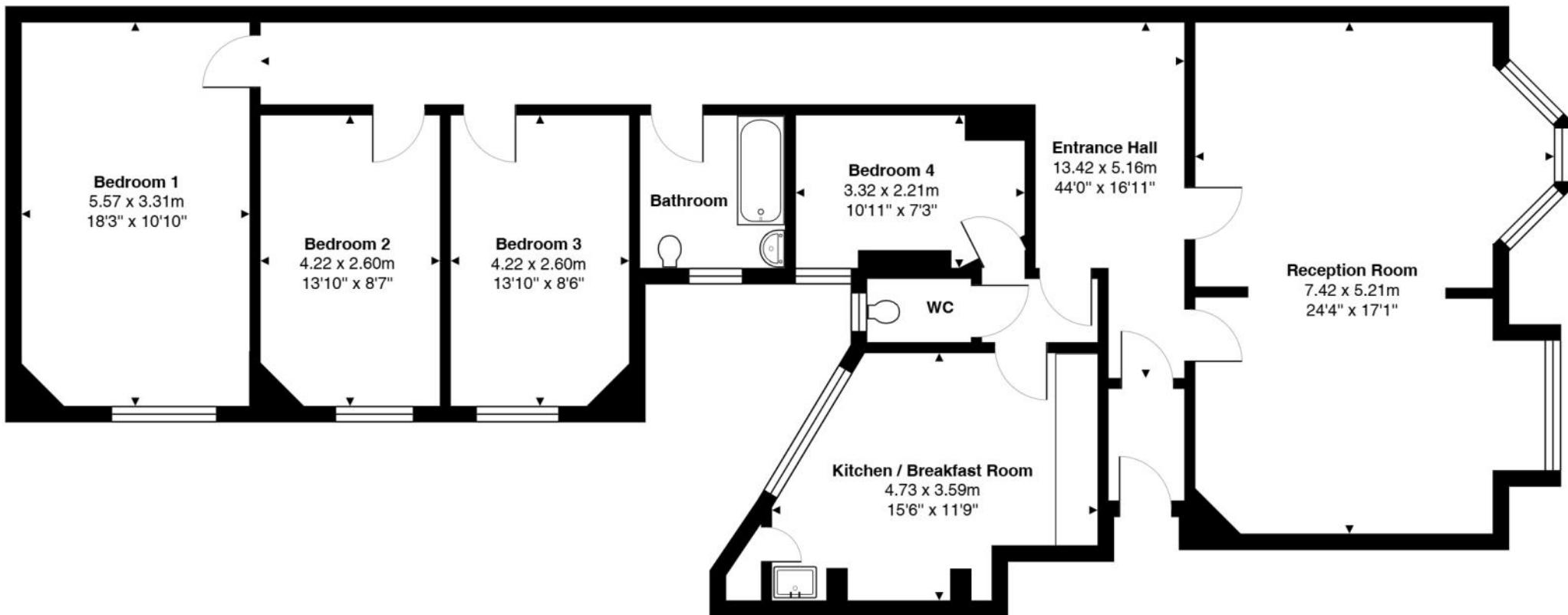
Freeholder: Camden Council

Council Tax: Band F

Energy Performance Certificate (EPC) Rating: C (69)



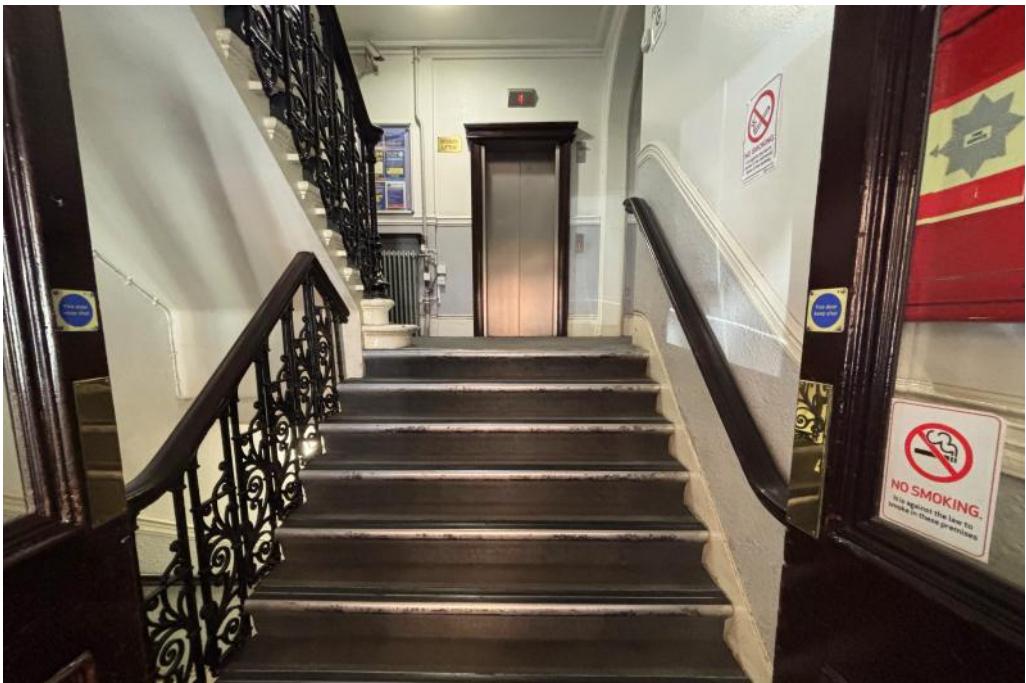
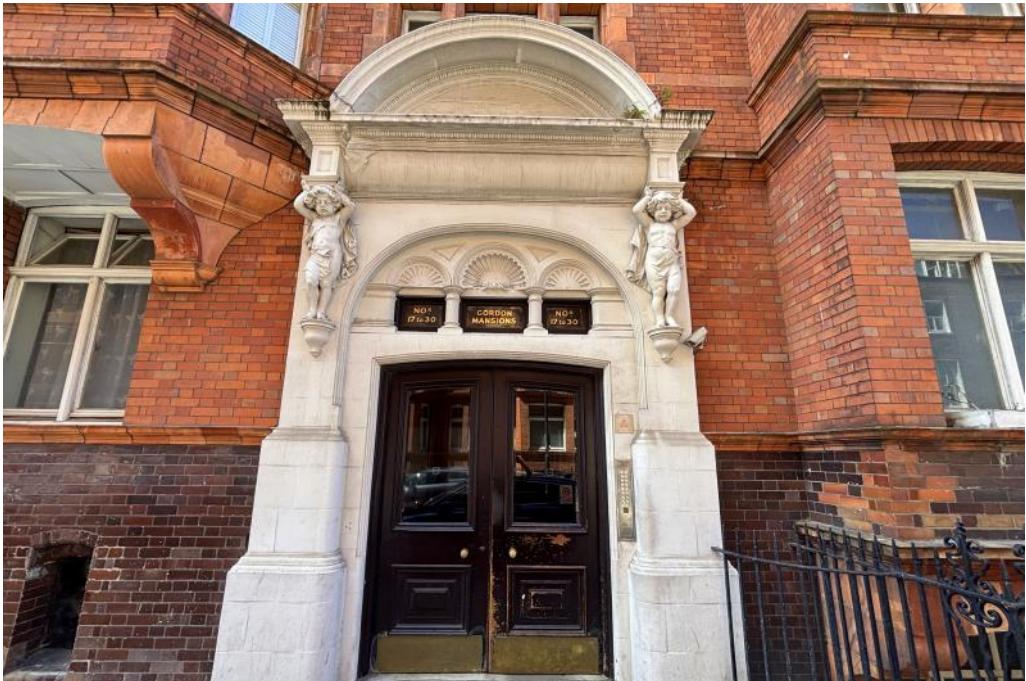
FLOORPLAN



Total Floor Area: 137.1 m² ... 1476 ft²

Gordon Mansions, Torrington Place, London, WC1E 7HF

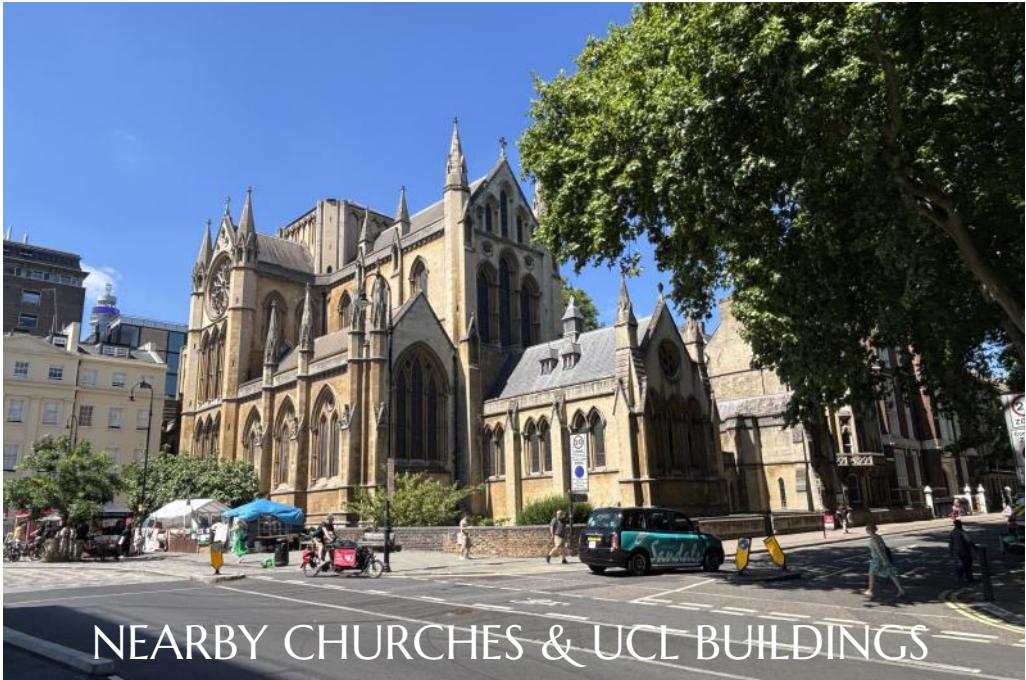
Floorplan is not to scale. All measurements are approximate and for display purposes only.



NEARBY PLACES

Approximate Walking Times

| | |
|----------------------------------|---------------|
| Goodge Street Underground | 4 Minutes |
| Warren Street Underground | 6 Minutes |
| Euston Square Underground | 6 Minutes |
| Tottenham Court Road Underground | 12 Minutes |
| Russell Square Underground | 13 Minutes |
| Euston Station | 12 Minutes |
| Oxford Circus Underground | 17 Minutes |
| Kings Cross St Pancras Station | 19 Minutes |
| | |
| Tottenham Court Road | 2 Minutes |
| Oxford Street | 12 Minutes |
| Marylebone High Stret | 22 Minutes |
| Covent Garden | 23 Minutes |
| | |
| Gordon Square Garden | 5 Minutes |
| Bedford Square Garden | 9 Minutes |
| | |
| University College London | From 1 Minute |
| University College Hospital | 7 Minutes |
| SOAS | 7 Minutes |
| Senate House | 7 Minutes |
| The British Museum | 9 Minutes |



AERIAL VIEW





Viewing by Appointment Through the Vendor's Sole Agent

Mollaro Ltd • Briggs House • 26 Commercial Road • Ashley Cross • Poole • BH14 0JR
01202 80 50 90 • hello@mollaro.com

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 83 |
| (69-80) C | 69 | |
| (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 | | |

Registered in England & Wales Company No. 14891790. PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.