



Swinton Street, London WC1X

A five storey Victorian terrace house that has been converted into 3 separate apartments.

£2,250,000 subject to contract

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Swinton Street, London WC1X

A Victorian freehold terrace house south of Kings Cross on the borders of Bloomsbury and Clerkenwell within the Kings Cross conservation area.

This period property has been converted into three apartments that are all currently let out on ASTs and was modernised inside while retaining some of the original features. There is a secure entry-phone system to control access to the building.

The boiler units and central heating system in each apartment were updated in 2011.

Very convenient location for travel into the City or the West End. Only 3-4 minutes walk from Kings Cross St Pancras Terminus with the Eurostar terminal and a ten minute walk is Euston mainline station which will be the hub of the next national rail project, HS2.

Russell Square is a 10 minute walk so the area is very popular with academics and students. The legal district is close with Grays Inn and Lincolns Inn being a short walk away.

The Brunswick Centre north of Russell Square provides local amenities including a large Waitrose and a selection of shops and restaurants. Just as close in the other direction is Exmouth Market which has a number of bars and restaurants as does St John Street, Clerkenwell Road and Smithfields in Farringdon. The huge improvement and transformation of Kings Cross is an ever improving and updating area with bars, restaurants and Central St Martins UAL. Barnsbury and Angel are within easy walking distance, as is Covent Garden and Oxford Street.

The block has excellent potential as it is within an area of high rental demand and is in a golden stretch for capital growth as it lies between Kings Cross St Pancras and Farringdon station which will be the main beneficiary of London's current main transport project, i.e. Crossrail. The upgraded ThamesLink service is a direct link to both Luton and Gatwick airports and at Farringdon the new Crossrail line intersects with Thameslink giving the station a unique north - south and east - west transport connection to all London's main airports.

Flat A

A spacious two double bedroom, two bathroom, garden apartment with an extra room used as a study, set over the lower and upper ground floors of a Victorian terrace. The front of the property has a light well and cellar storage as well as a basement entrance. The small rear garden is accessed from the study at the rear of the property and it is fully paved and stepped as it is set over two levels.

Both floors have retained some period features including high ceilings, especially in the upper ground floor which would have the part of the house most used for guests, dining and entertaining. The windows of the front facade are double glazed and sized to the original window frames.

The master bedroom has an en-suite bathroom and both bedrooms have ample storage. The fully tiled family bathroom has a shower above the bath. The large double reception with wooden flooring has space for lounge and dining and has light from the sash windows at the front and rear.

The separate kitchen is situated on the half-landing between the floors and is fully fitted with fridge-freezer, electric hob and oven with extractor, washer-dryer and dishwasher.

There is a potential to enlarge the property at the rear or to maximise the space to generate a higher rental return.

Rent: £445 per week / 1928.33 per calendar month



Flat B

A one double bedroom apartment with galley kitchen, set over the first floor of the property. There are two large windows at the front which are double glazed and the ceilings are high. This apartment has its own storage cupboard on the half-landing where the boiler is installed.

The reception and kitchen are open plan and have wood flooring, as does the hallway. The kitchen is fully fitted and has electric hob, extractor, dishwasher and washing machine. The bedroom is carpeted with built in wardrobes, is at the rear of the property and overlooks the gardens at the back. The fully tiled bathroom has been renovated and has a shower cabinet and heated towel rack. The whole apartment has been repainted.

Rent: £335 per week / £1451.67 per calendar month



Flat C

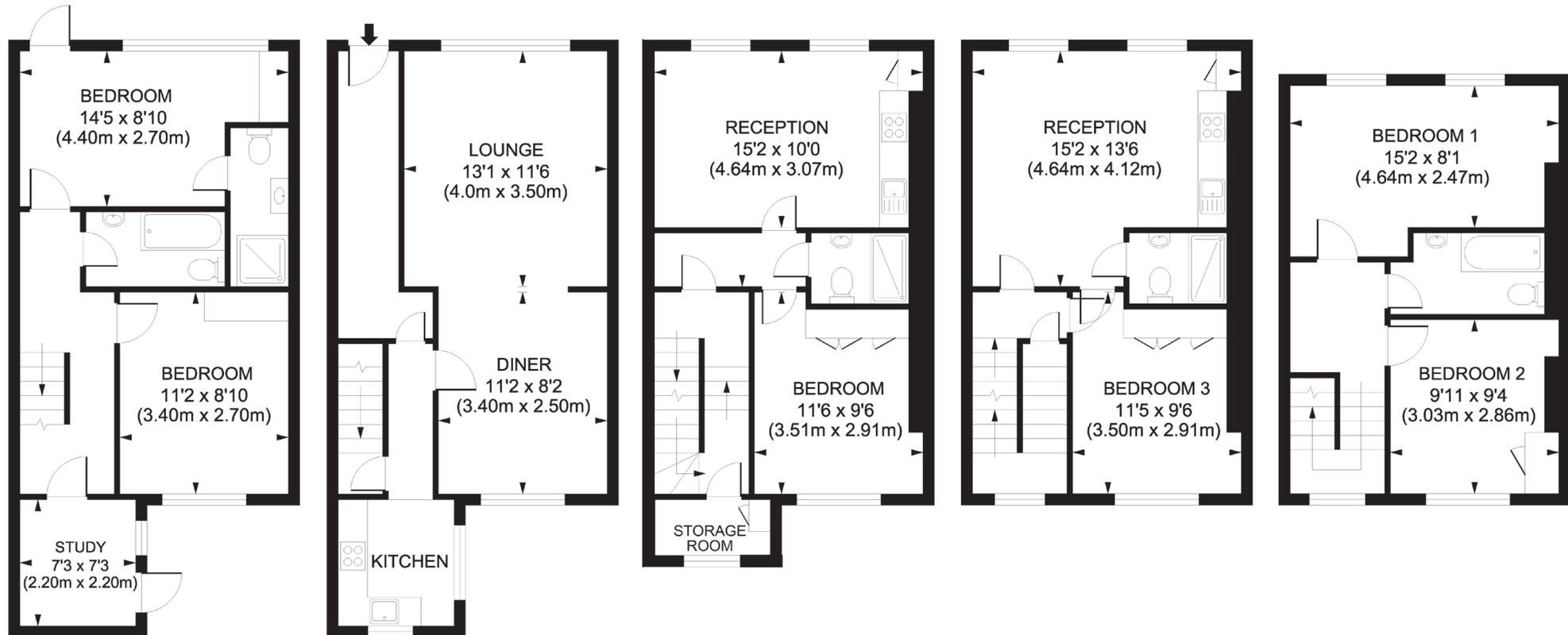
A split-level, three double bedroom maisonette with two bathrooms situated over the top two floors of the house. There are period features including sash windows and high ceilings.

On the second floor is the open-plan reception and hallway which have wood flooring. The fully fitted kitchen has electric hob, extractor, dish-washer and washing machine. There is a fully tiled bathroom with shower cabinet and heated towel rack. The double bedroom is at the rear and has carpet and fitted wardrobes.

The top floor has the spacious master bedroom and a further double bedroom at the rear which has an upper area where the loft space has been opened up. Both bedrooms have carpet and fitted wardrobes.

Rent: £645 per week / 2795.00 per calendar month





Lower Ground Floor

Ground Floor

First Floor

Second Floor

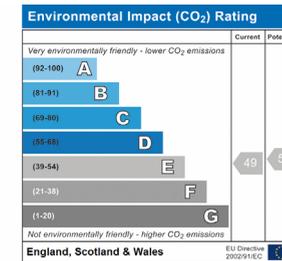
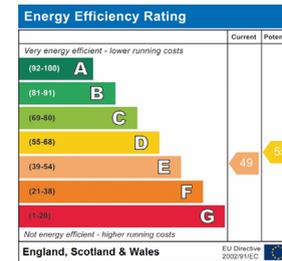
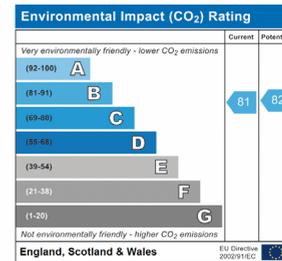
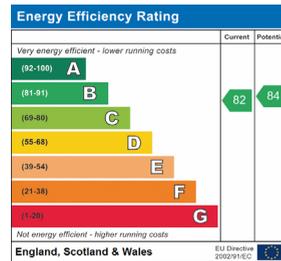
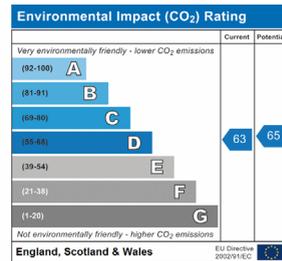
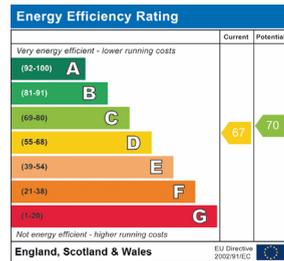
Third Floor

Gross Internal Area 2024 sqft / 188 sqm

(Flat A)

(Flat B)

(Flat C)



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