

**tavistockbow**

**To Let**



**People Make Places**



**John Street, Bloomsbury WC1**

1 Bedroom | 463 sqft

**£710 per week**





This well-proportioned, contemporary, one bedroom apartment in Bloomsbury is conveniently located for quick access to the nearby barrister chambers in and around Holborn. With access to a communal garden, the apartment is available early from early December, furnished.

#### What you need to know

- One bedroom
- One bathroom
- Ground floor
- Open plan living room
- Underfloor heating
- Furnished
- Overlooking communal garden to rear of building
- Converted Georgian building
- Available early December
- Close to Holborn & Farringdon tube stations



**John Street, Bloomsbury WC1**



### Overview

Finished in a contemporary style, this one bedroom apartment is in a Georgian building on a leafy Bloomsbury street. The apartment features open-plan living with wooden floors (carpet in the bedroom), a smart kitchen positioned on one wall of the reception room and a bathroom with a modern feel. Useful storage is found in the bedroom, while access to the communal garden is via the bedroom and living space. Underfloor heating and double glazing are fitted for tenant comfort.

John Street is positioned off Theobalds Road and a short walk from the boutiques and restaurants of Lamb's Conduit Street. Several buses operate from Theobalds Road for travel into Clerkenwell, The City or the West End. Underground services can be reached via nearby Chancery Lane (Central Line) and Russell Square (Piccadilly Line) Underground Stations. King's Cross, Holborn, Covent Garden and Fitzrovia are all easily accessible on foot.

The apartment is available from early December on a furnished basis. Subject to contract and satisfactory references. Camden Council tax band: E.



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# People Make Places

London is a collection of inspiring urban villages and one of the most exciting places in the world to live, work & play.

We work with both property owners and their occupiers, sharing the story of these vibrant neighbourhoods, conveying the unique soul & energy to future custodians, the people who'll keep them buzzing.

And unlike many real estate businesses we're not just about buildings, because streets & buildings don't make a neighbourhood.

We're about building relationships, because **people make places**.

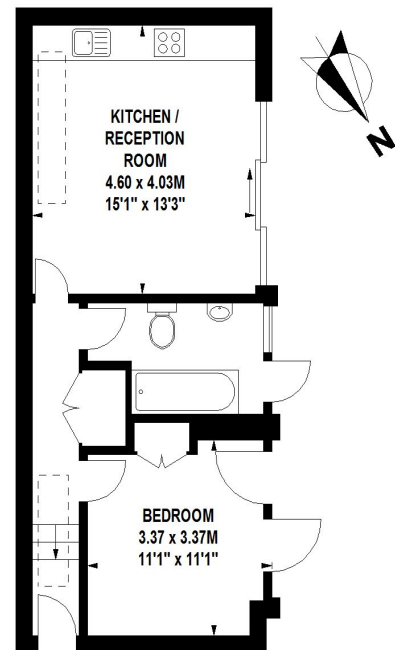
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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 78      | 78        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

## John Kirk House, WC1

Approximate Gross Internal Area 43 sq m / 463 sq ft



### Ground Floor

Floor Plan produced for Tavistock Bow by Mays Floorplans © . Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable

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