



# Boswell Street, Holborn, WC1N

Asking Price: £600,000

 Benham  
& Reeves

# Boswell Street, Holborn, WC1N

 2 Bedroom (s)  1 Bathroom  Share of Freehold

Conveniently located, this spacious apartment is set in a purpose-built development on Boswell Street. The property is located just a short walk from Holborn Station and Russell Square Station.

The property comprises two bedrooms, a reception room/dining room, a bathroom, and an open-plan, stainless steel, fully-fitted kitchen with an integrated dishwasher. This is ideal for students who are studying close by or professionals who are looking for a short commute.

The apartment benefits from being situated just 0.3 miles from Holborn Station and within walking distance of Russell Square Station, both in Zone 1, offering excellent transport links across London. The flat is right in the heart of Holborn, a vibrant area known for its abundance of restaurants, cafés, bars, and cultural attractions.

Additionally, the University of London and several of its constituent colleges (including LSE and UCL) are within approximately 0.5–1 mile, making this an attractive location for students. Residents also benefit from nearby green spaces such as Russell Square Gardens and a wide array of shops, amenities, and easy access to the West End, Bloomsbury, and Covent Garden.



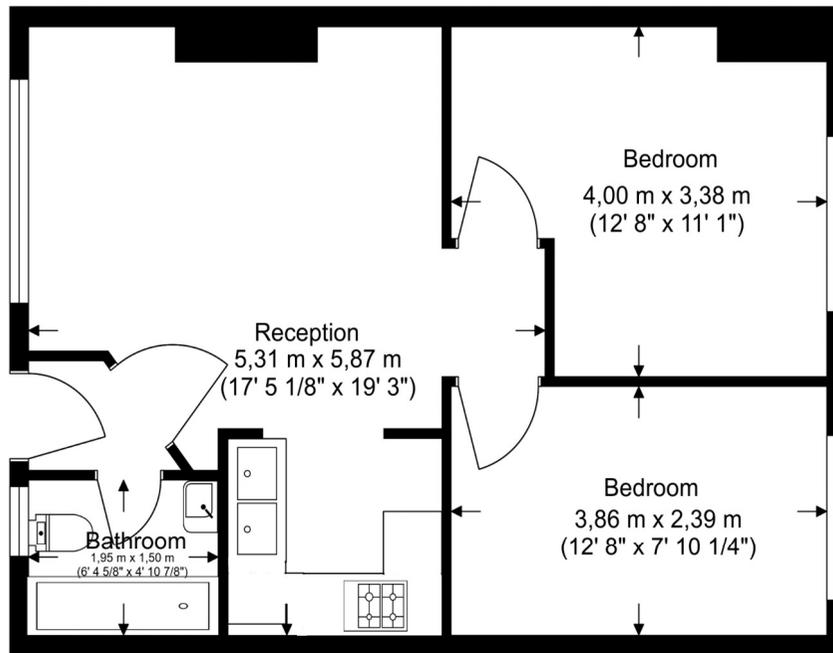


## Property Features:

- Two Bedrooms
- One Bathroom
- 519 Square Feet
- Chain Free
- 178 Years Lease Remaining
- 0.3 Miles from Holborn Station
- Zone 1
- Surrounded by shops, bars, and eateries
- Ideal for students and professionals



1st Floor  
 Total Gross Internal Area  
 48.2 Sq/m - 519 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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:	£600,000
Tenure:	Share of Freehold Lease Expires 25/12/2203 Approximately 178 Years Remaining
Ground Rent:	£100.00 (per annum) For the year 2025
Service Charge:	£2,509.00 (per annum) For the year 2025
Anticipated Rent:	£3,250.00 pcm Approx. 6.5% Yield

## Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH230274

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W: [www.benhams.com](http://www.benhams.com)

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