

INIGO



Burton Street II

LONDON WC1

£530,000 LEASEHOLD

This refined one-bedroom apartment sits on the second floor of a Georgian townhouse in the centre of Bloomsbury. Set behind a smart stock brick exterior, the apartment has been thoughtfully renovated while retaining its own period style. The building is excellently located within walking distance of Euston Station and the attractions of the West End.

Setting the Scene

Built circa 1795, this Georgian terrace is a fine example of domestic, stock London architecture. Designed by James Burton, the master planner responsible for much of Regent's Park, St Leonard's and Piccadilly, Burton Street formed part of fashionable Bloomsbury in Georgian London. Classical detailing, such as stuccoed pilasters and cornicing, are intersected by recessed sash windows, while the building is fronted with cast-iron railings. Given Grade II-listed status in 1974 for its architectural importance, the street forms a key figure in London's wider town planning of the late 18th century. For more information, please see the History section below.

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The Grand Tour

Situated on the second floor, entry to the apartment is to an open hallway. This leads to the reception room with light, pine floorboards underfoot, adding a textural warmth. The room is bathed in natural light care of the two original sash windows overlooking quiet Burton Street. The current owners have employed a monochrome palette of shades by Farrow and Ball, and reintroduced period-appropriate features, such as cast-iron fireplaces and cornicing.

A bespoke wooden kitchen by the Shaker Kitchen Co. conceals a multitude of utilities, including a dishwasher, fridge-freezer, washer-dryer, oven and induction hob; it also houses a butler's sink. Worktops are hardy Athenia white marble, leathered and imported from Greece, complemented by marble subway tiles on the splashback. Fixtures are also by Perrin and Rowe.

The bedroom sits to the rear of the plan, where bespoke wardrobes add storage and expansive shelving has been set into the alcoves. The room has been finished in 'Strong White' by Farrow and Ball and has views across the Bloomsbury's rooftops.

A bathroom finished in white glazed subway tiles, contrasting with a tiled grey floor. The shower, WC and vanity are all by Victoria Plumbing.

Out and About

Set in Bloomsbury, Burton Street is close to the colleges and institutes of the University of London. The British Library is nearby, as is the Wellcome Collection, the Charles Dickens Museum and the Foundling Museum. The British Museum is a 15-minute walk past the Brunswick Centre, which has a Curzon cinema and a Waitrose supermarket.

Green space can be found at Tavistock Square and Gordon Square, as well as Russell Square, Gray's Inn Gardens and Coram's Fields. Nearby Lamb's Conduit Street is home to an exciting community of independent shops spread along a pedestrianised street, including AVYA London, Alder and Green and Mochee.

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The street is also lined with excellent restaurants and bars; Noble Rot keeps an award-winning wine list and a menu of fine 'Franglais' dishes, while Ciao Bella has become something of an Italian institution. The restaurants and bars of Clerkenwell, Exmouth Market, Covent Garden, and Soho are all within walking distance.

The nearest station is Euston, a three-minute walk away. Kings Cross St Pancras is a 10-minute walk, with frequent trains running all over the country and Eurostar connections to the continent.

Tenure: Leasehold

Underlying Lease Length: approx. 91 years remaining

Service Charge: N/A

Ground Rent: approx. £10 pa

Council Tax Band: C

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.