



Great James Street,  
Bloomsbury, London **WCI**

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# Great James Street, Bloomsbury, London WCI

An outstanding opportunity to purchase a Grade II listed Georgian Townhouse with period features throughout. The 18th-century property is currently laid out as an office and offers an abundance of space across six floors. It has planning permission to convert it into a five bedroom home with plenty of entertaining space and a gym. Great James Street is a lovely Georgian street mostly untouched since its original construction. Ideally located for the amenities of Bloomsbury and Fitzrovia and the West End. The iconic British Museum is also nearby. Excellent transport links from Holborn, Chancery Lane and Russell Square stations. Tenure: Freehold, Guide price: £3,950,000



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## Proposed Floor plan



**Approximate Gross Internal Floor Area**  
**472,7 sq m / 5,088 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £48 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT). For other fees that might apply, please ask us or visit [www.knightfrank.co.uk/tenantfees](http://www.knightfrank.co.uk/tenantfees).

Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2022. Photographs and videos dated June 2022.

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