



## Bristol House, Southampton Row, Holborn, London WC1B .| £1,350,000


- Stunning three bedroom apartment with Lift to the 4th floor
- Spacious and modern living area
- Contemporary open-concept kitchen with seamlessly integrated appliances.
- Private balcony
- 2 great-sized bedrooms with en suites
- Circa 1,354 SQFT





"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"


Elevate your London living experience with this exceptional leasehold apartment, boasting an impressive lease term of over 170 years. Nestled within an elegant period building, this three-bedroom, three- bathroom residence marries classic charm with contemporary luxury, redefining urban living. Upon entry, you are welcomed by a generously proportioned and exquisitely designed reception room, offering a versatile space that effortlessly accommodates both relaxation and entertainment. The modern open-plan kitchen, complete with integrated high-end appliances, is a culinary haven for even the most discerning chef. The apartment offers two generously proportioned bedrooms, meticulously designed to include ensuite bathrooms and ample wardrobe space, ensuring both comfort and privacy. Furthermore, Bedroom 3 boasts substantial dimensions, providing additional spacious accommodations. What sets this property apart is the private balcony, providing a serene outdoor retreat where you can unwind and savour the urban views that surround you.


Adding to the convenience and accessibility of this residence, a lift grants easy access to the fourth floor, ensuring that every corner of your home is within effortless reach. In today's evolving work landscape, a dedicated work-from-home office space is a coveted amenity, and this apartment delivers just that, offering you the perfect environment to stay productive and connected while enjoying the comforts of home. Located on Southampton Row, this prime address offers easy access to the vibrant amenities of Holborn and the renowned Brunswick Centre. Furthermore, the iconic Strand, Covent Garden, and the world-famous West End are just a stone's throw away, providing a wealth of cultural, culinary, and entertainment options.

Flat

Leasehold

x 3


x 1


x 3


SCAN FOR  
A VIDEO  
WALKTHROUGH



Nouri Alexander

 [nouri.alexander@vitaproperties.uk](mailto:nouri.alexander@vitaproperties.uk)

 +4475 8405 1289







"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"

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"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."

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"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."

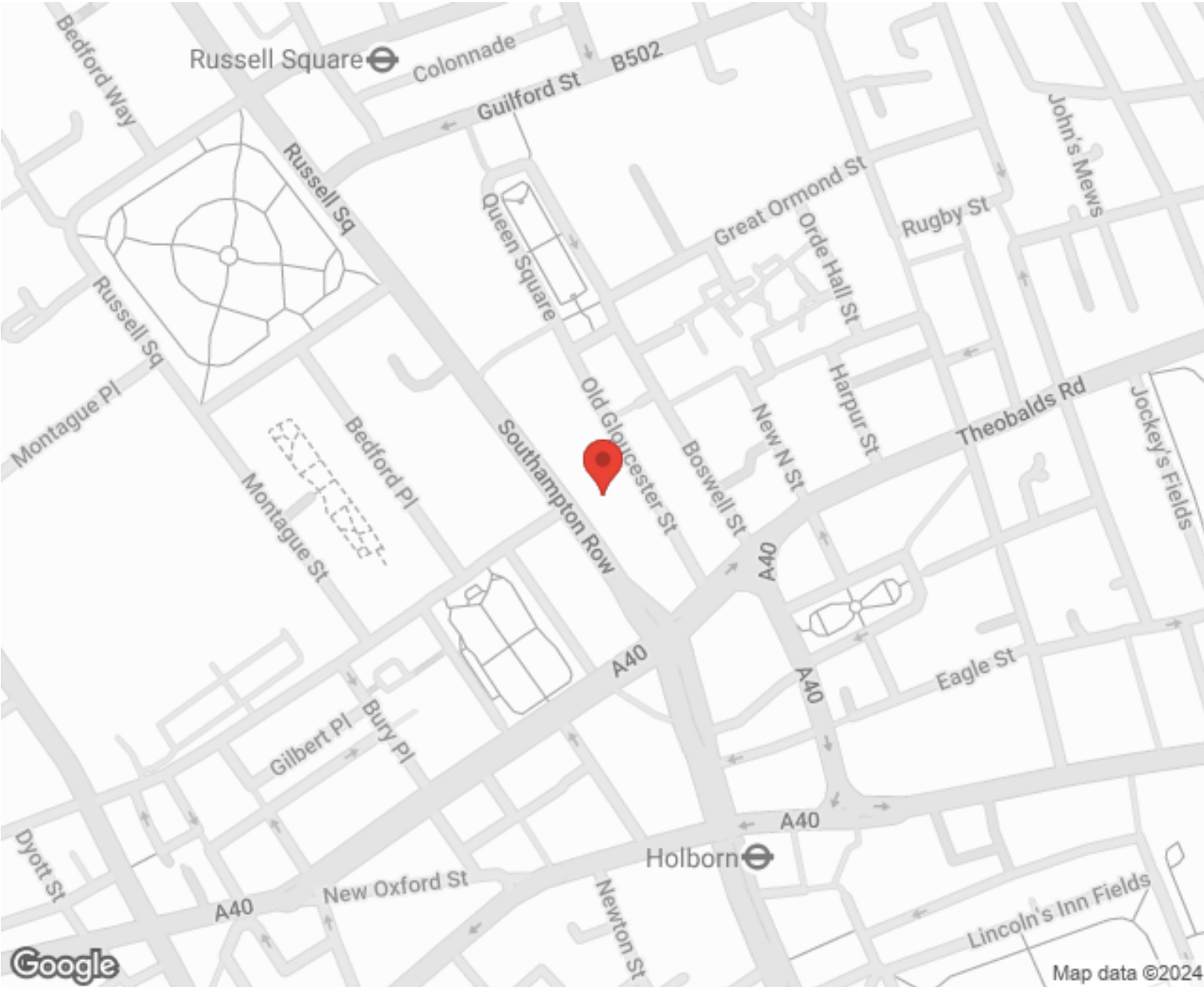
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MORE INFO, PICTURES,  
CONTACT ON  
OUR WEBSITE



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		

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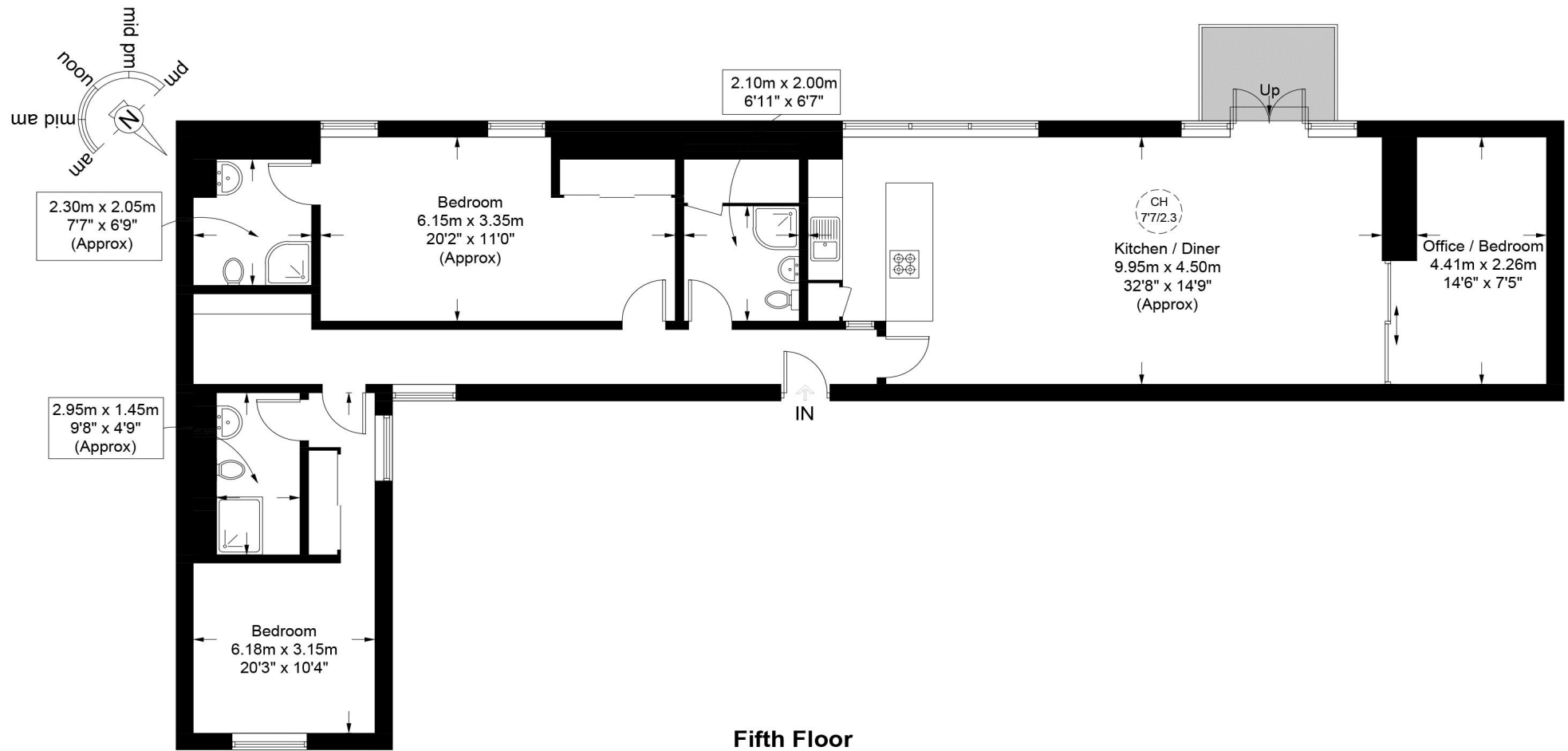
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## Bristol House, WC1B

Approximate Gross Internal Area = 1354 sq ft / 125.8 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



**Certified  
Property  
Measurer**