

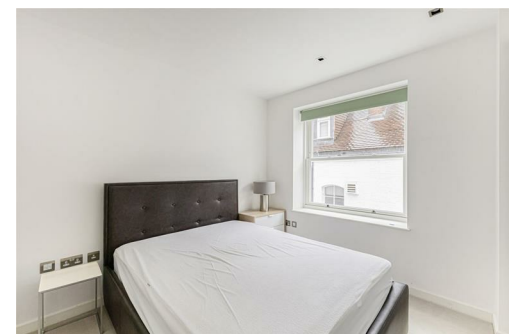
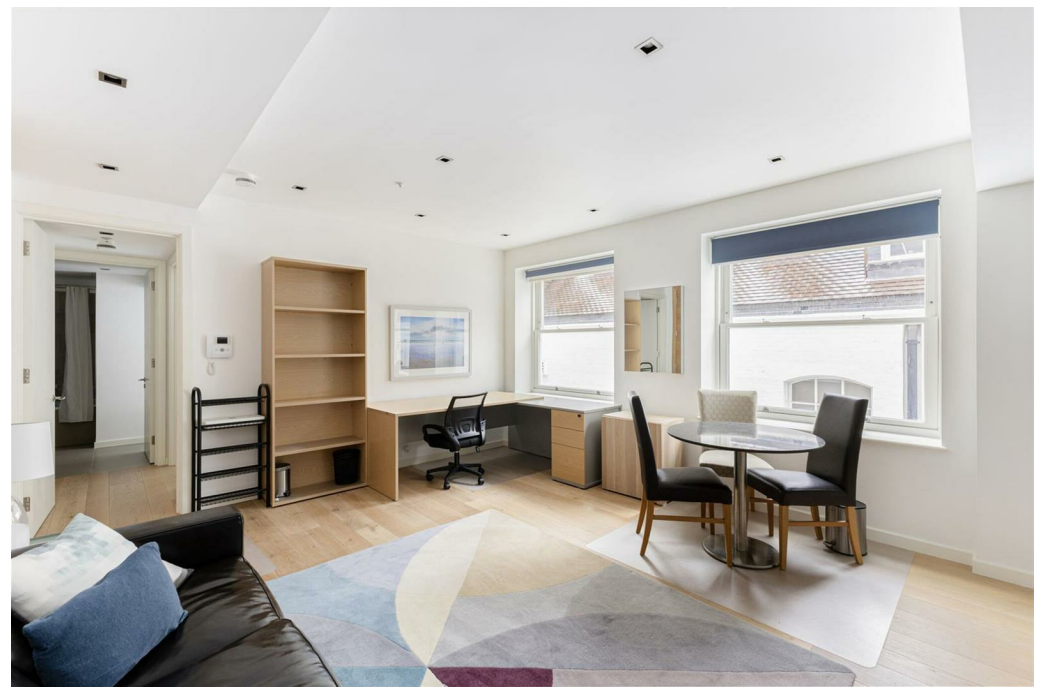
**Wigmore Jones Ltd**  
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**Essex Street**  
London  
WC2R 3AT



Essex Street

£1,200,000



ESSEX STREET, WC2R  
Approximate Floor Area = 52.1 sq m / 561 sq ft



Third Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @journalty-group.com #110003

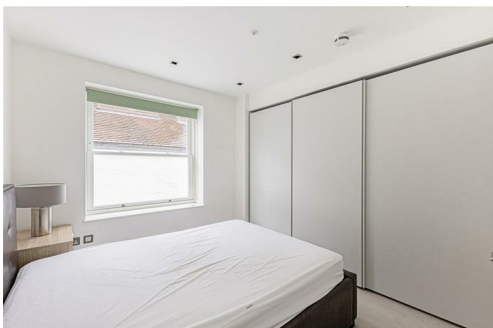
**Local Authority**

City of Westminster,

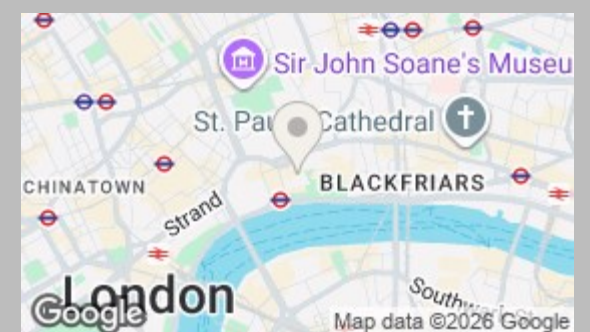
**Council Tax Band**

H

**Directions**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements