



FEATHERSTONE STREET, LONDON, EC1Y
£925,000 LEASEHOLD APPROX. 242 YEARS REMAINING

A MODERN TWO BEDROOM, TWO BATHROOM FOURTH FLOOR APARTMENT WITH A PRIVATE BALCONY SET IN A PRIME CLERKENWELL LOCATION.

Clerkenwell & City | 020 7405 1288 | clerkenwell@winkworth.co.uk

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DESCRIPTION:

The apartment has a well-proportioned open plan reception room and bright, well-equipped kitchen with access to a private west-facing balcony. It also contains two double bedrooms with the master bedroom benefitting from a very nicely finished en-suite, a beautiful family bathroom and good storage. The top-floor apartment also has access to a spacious and leafy shared garden and communal bike storage. Located at the Shoreditch end of City Road, The Featherstone is perfectly positioned for those who want to be within easy reach of Old Street, Moorgate and Liverpool Street stations for tube, rail and the Elizabeth Line, and local amenities found in Shoreditch. The development is also within walking distance of City offices and the shops, bars and restaurants that can be found in Angel, Hoxton, the city, Brick Lane and Clerkenwell.



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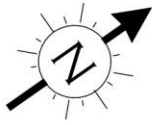
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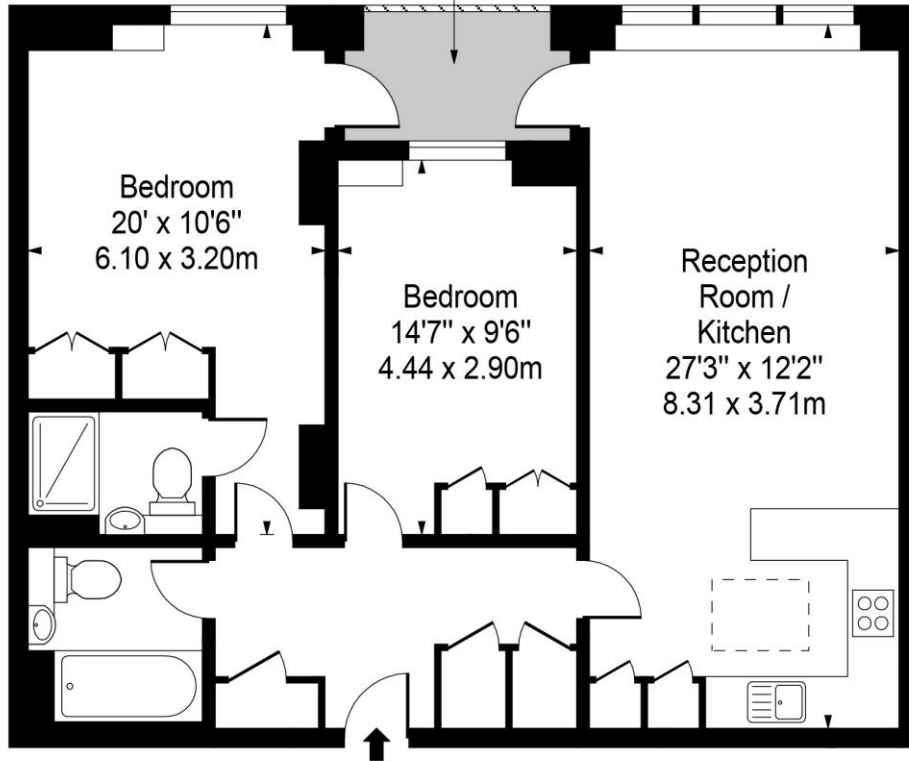
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Featherstone Street, EC1Y



Balcony
9'11" x 4'7"
3.02 x 1.40m
(approximate)



Fourth Floor

Approx Gross Internal Area **851 Sq Ft - 79.06 Sq M**

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	84
(69-80) C	84
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

Tenure: Leasehold
Term: Expires - 24/02/2267
Service Charge: Approx. £2,900 per annum
Ground Rent: Approx. £450 Annually (subject to increase)
Council Tax Band: F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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