



TYSOE STREET, EC1R
£1,000,000 LEASEHOLD

**A RARELY AVAILABLE TWO BEDROOM, DUAL ASPECT
WAREHOUSE CONVERSION IN EXCELLENT
CONDITION.**

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

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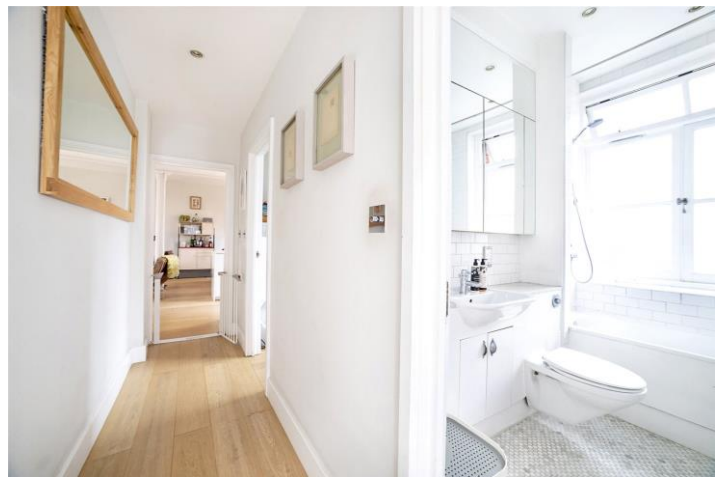
DESCRIPTION:

Situated in the heart of Clerkenwell comes this beautifully presented two bedroom flat. Located on the first floor, the apartment measuring over 900 sq ft, offers two bedrooms, a family bathroom and a huge open plan kitchen/reception area. Full height rear windows lead to a private balcony overlooking the rooftops of Exmouth Market. Located next to the very popular Exmouth Market which contains many bars, restaurants and boutique shops. It is located just off Rosebery Avenue and Farringdon Road, within walking distance of Farringdon, Angel and Kings Cross tube stations, the international station at St Pancras, as well as being on many major bus routes. The City and West End are both easily accessible. Lease: 980 years | Ground Rent: £250 p/a | Service Charge: £2,605 p/a



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Tysoe Street, EC1R



Balcony
3.48 x 1.12m
11'5" x 3'8"
(approximate)

Reception
Room/
Kitchen
7.98 x 6.07m
26'2" x 19'11"

Bedroom
2.62 x 2.26m
8'7" x 7'5"

Bedroom
4.11 x 2.74m
13'6" x 9'

Second Floor

Approx Gross Internal Area 904 Sq Ft - 83.98 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.

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