



LLOYD BAKER STREET, LONDON, WC1X
£775,000 LEASEHOLD APPROX. 103 YEARS REMAINING

A FANTASTIC TWO BEDROOM DUPLEX APARTMENT
ARRANGED OVER THE GROUND AND LOWER GROUND
FLOORS OF THIS GRADE II LISTED GEORGIAN VILLA

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

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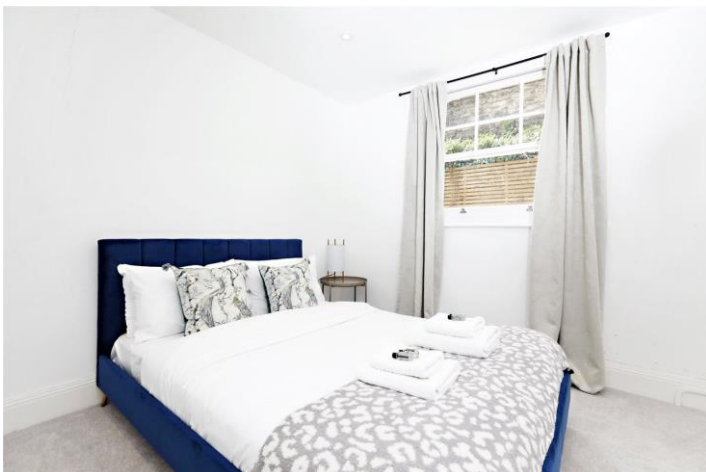
DESCRIPTION:

Completely refurbished to a high standard, this property comprises of two large double bedrooms, an open plan kitchen / reception room and a good sized family bathroom, the property also benefits from a private patio garden.

Lloyd Baker Street is well located for all the amenities of Clerkenwell and Upper Street with the famous Exmouth Market with its eclectic mix of bars, restaurants and coffee shops also being in close proximity.

The City is within walking distance and there is a wealth of transport links to choose from including Kings Cross, Angel and Farringdon stations as well as many bus routes leading to many close-by destinations including the West End.

Service charge: Approx. £550 per annum, Ground rent: Approx. £10 per annum, Council Tax: D



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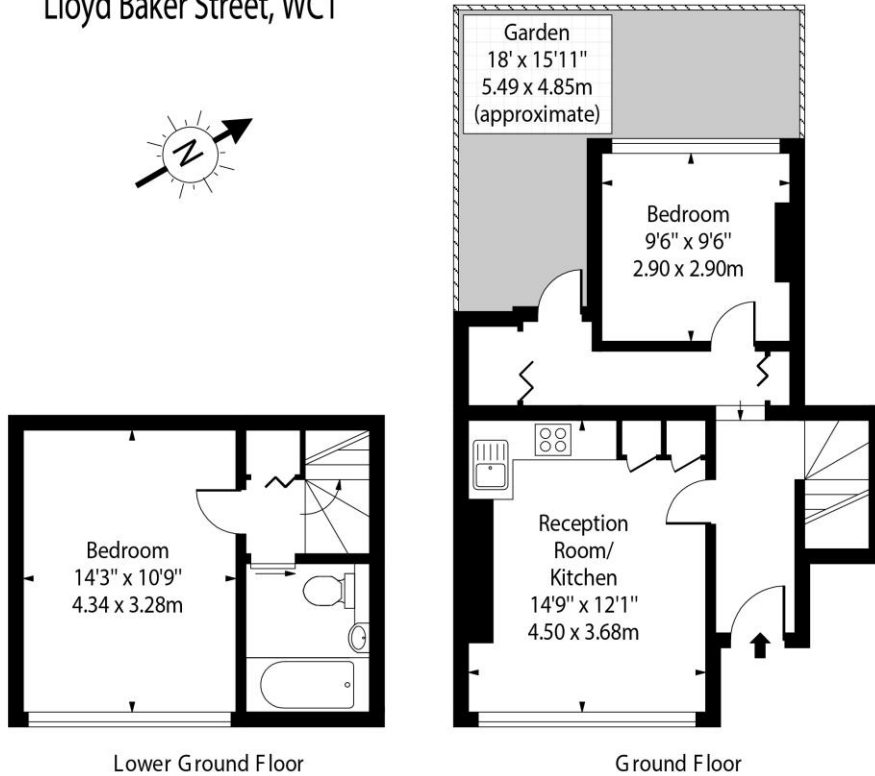
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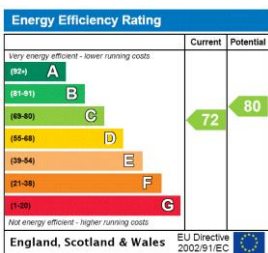
Lloyd Baker Street, WC1



Approx Gross Internal Area 708 Sq Ft - 65.77 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.



Tenure: Leasehold
Term: Expires - 24/06/2127
Service Charge: Approx. £550 per annum
Ground Rent: £10 Annually (subject to increase)
Council Tax Band: TBC

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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