



PAKENHAM STREET, WC1
£1,250,000 FREEHOLD

Winkworth



PAKENHAM STREET, WC1

A charming example of early Victorian mid terrace townhouse over three floors in nice order, with a pleasant patio garden set in a good Clerkenwell location.

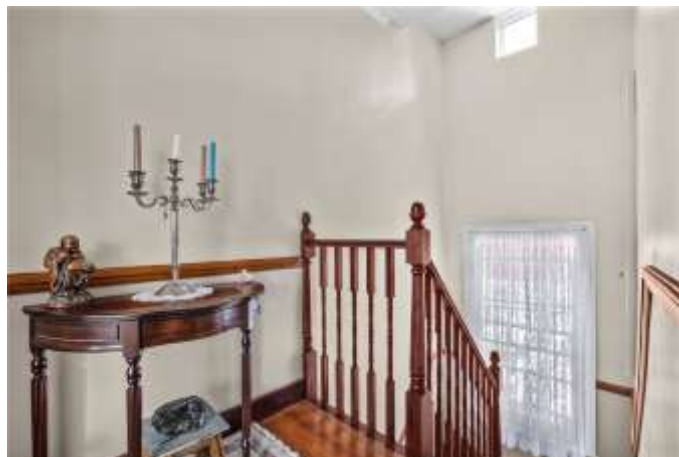
The house has been lived in by the same owners for about 49 years who have kept it in excellent condition. It has a nice comfortable feel.

The current configuration is as a three-bedroom, two reception properties, but it could work well as a four-bedroom house.

Pakenham Street is a short street in a conservation area running between Cubitt Street and Wren Street, just to the east of the Gray's Inn Road, and so gives easy access to both the City and the West End, as well as to Kings Cross St Pancras.

Freehold

Camden Tax Band G





Pakenham Street, WC1X



Approx. Gross Internal Area: 1214 Sq. Ft / 112.78 Sq. M

Measured in accordance with RICS guidelines.
Every attempt is made to ensure accuracy however all measurements are approximate.
The floor plan is for illustrative purposes only and is not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
35-54	E		
21-34	F		
1-20	G		

Clerkenwell and City | 0207 405 1288 | clerkenwell@winkworth.co.uk

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