



CRUIKSHANK STREET, WC1
£500,000 LEASEHOLD

Winkworth



CRUIKSHANK STREET, WC1

A one-bedroom, second-floor period conversion in an early Victorian terraced house set within the Finsbury Conservation Area on Cruikshank Street.

The property has been completely refurbished to an incredibly high standard. It comprises a large open-plan reception room, double bedroom, and modern fitted bathroom. The property also benefits from use of a large communal garden.

Cruikshank Street is within a five-minute walk of the transport links at King's Cross, Farringdon and Angel. The property is also close to Percy Circus, Great Percy Street, Amwell Street and Myddelton Square. Bars, cafés, restaurants and boutiques can be found on Amwell Street, Upper Street and Exmouth Market.

Leasehold, approximately 93 years remaining

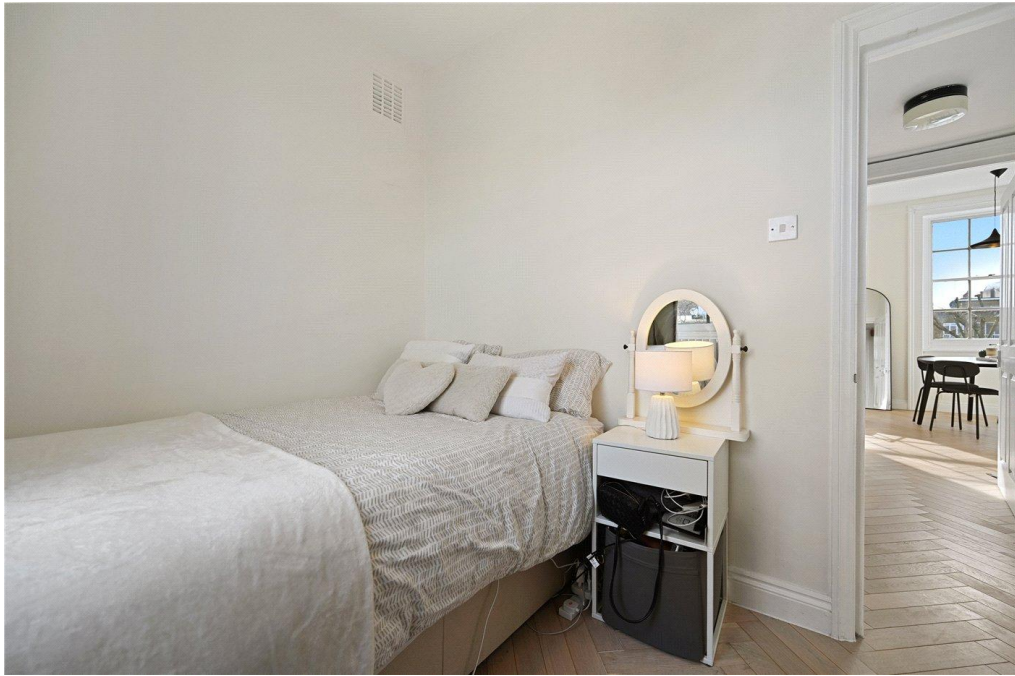
Service Charge: About £750 per annum

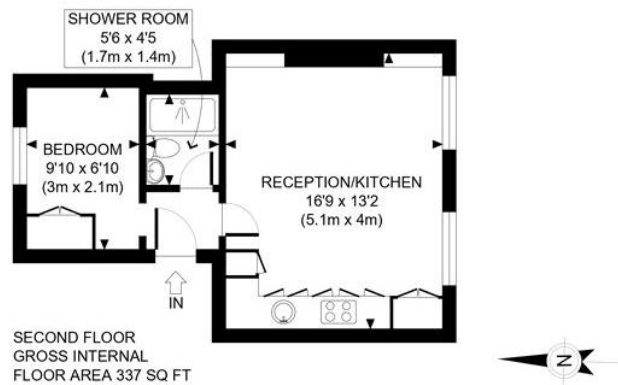
Ground Rent: About £10 per annum

Council Tax: Band D, Islington



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	11 G	





APPROX. GROSS INTERNAL FLOOR AREA: 337 SQ FT/ 31 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS COOK
BE TOP OF THE FRONT BUILDING

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