



ST. JOHN STREET, EC1  
£700,000 LEASEHOLD

Winkworth





## ST. JOHN STREET, EC1

### **2-bedroom apartment located on the highly sought after St. John Street in the heart of Clerkenwell.**

Set over two floors, the first floor features a bright airy reception room with large sash windows allowing for an abundance of natural light, complemented by a lovely newly fitted kitchen, off this a generously sized balcony, perfect for entertaining and evening drinks. Two large bedrooms (master with en-suite) with vaulted ceilings and a good size family bathroom occupy the second floor.

Comprising of approx. 791 square feet and offered with a long lease there is the added benefit of a 24-hour concierge and communal gardens.

Designed by Chassay and Last Architects on the behalf of the developer Groveworld, Angel Southside has become one of the most popular residential developments in the area.

This prestigious development is moments from Upper Street with its wide range of shops, restaurants and boutiques. For journeys into central London or the West End Angel (Northern Line) and Old Street (Northern line) underground stations are close by.

Tenure: Leasehold, about 102 years remaining

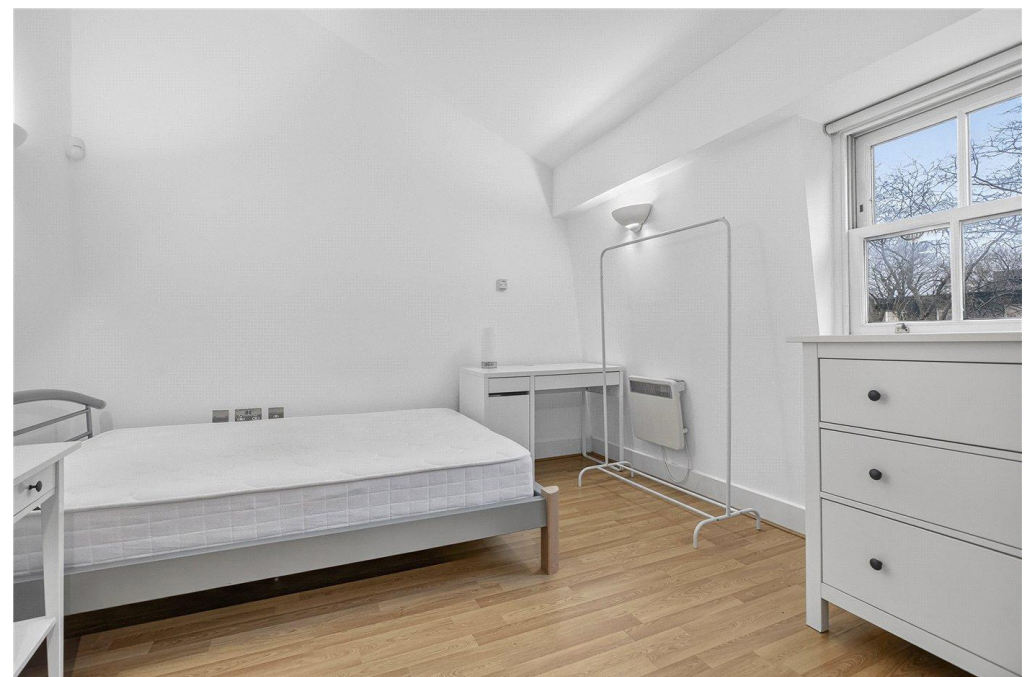
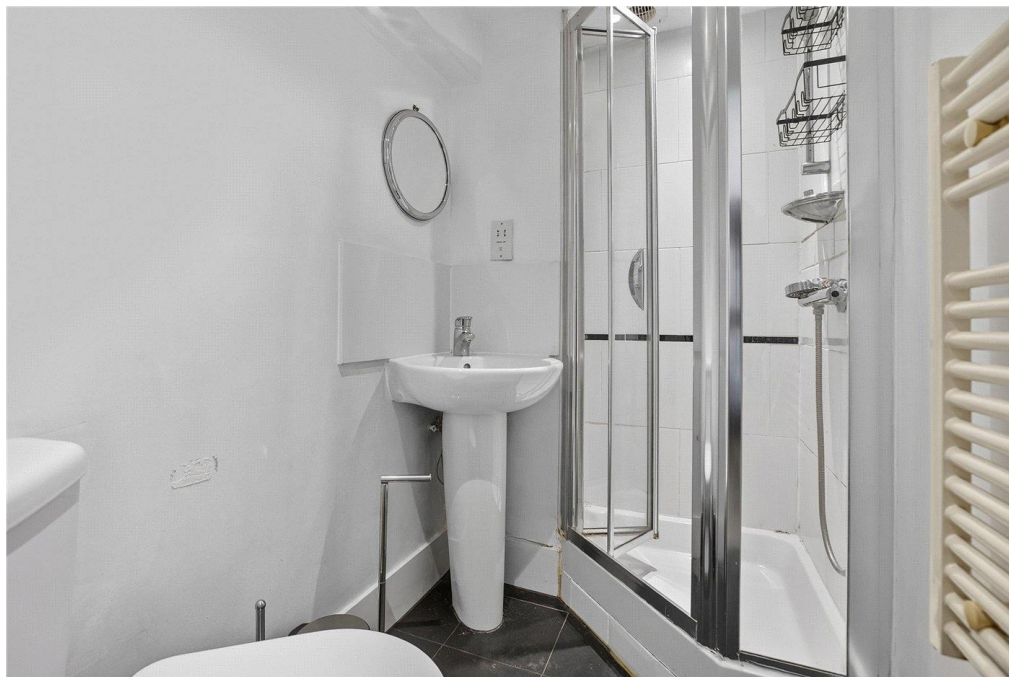
Service Charge: Approx. £5,000 per annum (Service charges include 24-hour concierge and contribution to a sinking fund)

Ground Rent: £250 per annum

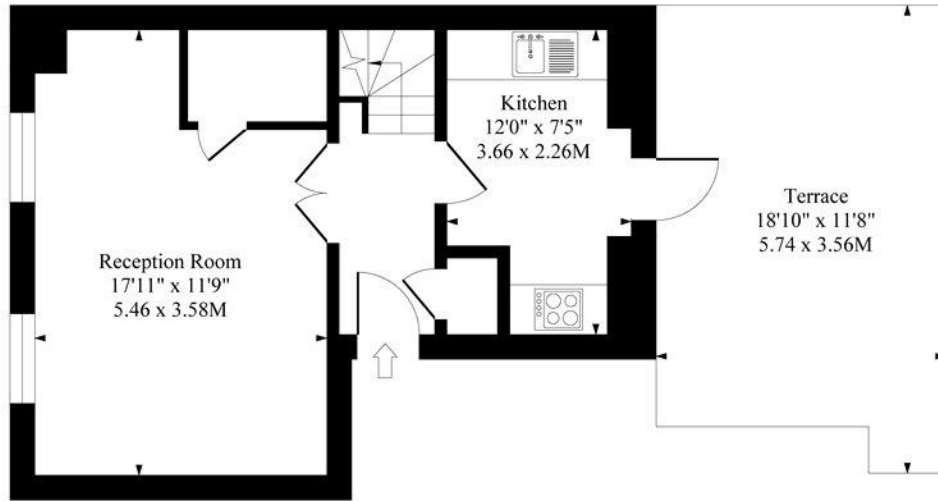
Council tax: Band F, Islington



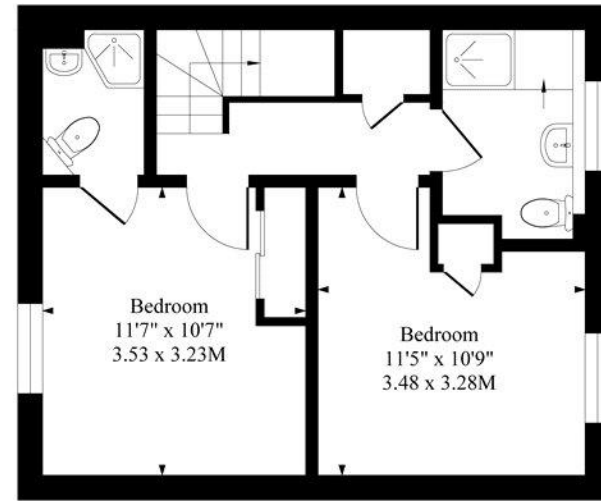




St John's Street EC1V



Second Floor



Third Floor

Approximate Gross Internal Area

791 Sq Ft - 73.48 Sq M

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Clerkenwell and City | 020 7450 1288 | clerkenwell@winkworth.co.uk

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