



**GREAT PERCY STREET, LONDON, WC1X**  
**£560,000 SHARE OF FREEHOLD**

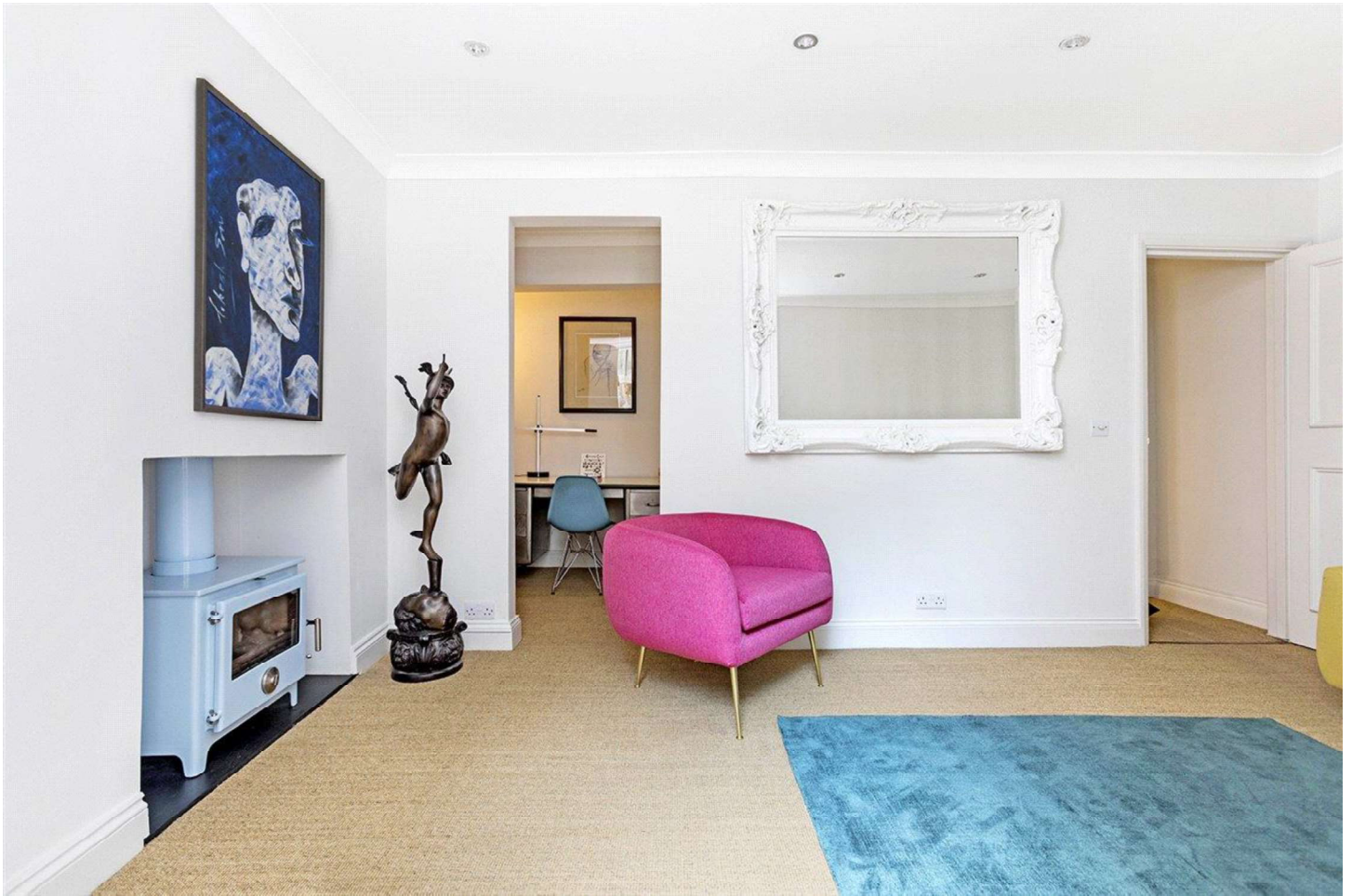
**AN EXCEPTIONALLY CHARMING ONE BEDROOM FLAT WITH ITS OWN STREET ENTRANCE SET IN A REGENCY TOWNHOUSE ON THE QUIET AND PICTURESQUE GREAT PERCY STREET.**

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## DESCRIPTION:

The flat is nicely finished to a high standard throughout and has a comfortable well laid out feel. Internally it is about 550 sq ft plus the vaults making close to 720 sq ft in all. The under-pavement vaults are perfect for storage or a wine cellar. One of the vaults has been plumbed for use of a washer/dryer. With a share of the Freehold and low running costs this is a lovely buying opportunity. Great Percy Street, in the heart of the leafy 'Amwell Village' is within close proximity to numerous garden squares and attractive parks. Similarly, Kings Cross, Farringdon (Crossrail) and Angel Stations are close-by as well as numerous bus links to the city and the West End. There are also a wide range of restaurants and bars found either on Upper Street or Exmouth Market.



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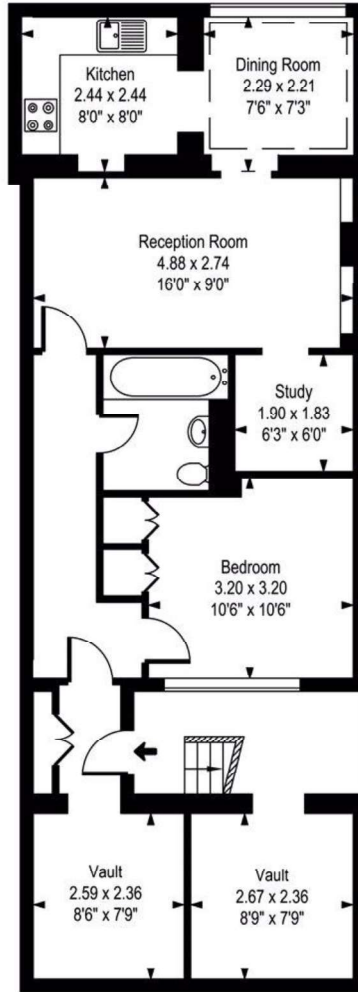
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# Great Percy Street

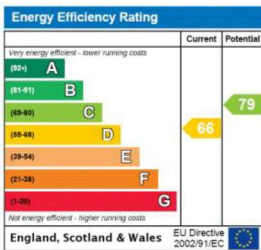


## Lower Ground Floor

**Approx Gross Internal Area 721 Sq Ft - 67 Sq M**

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 error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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:** Share of Freehold  
**Term:** Expires -  
**Service Charge:** Approx. £2,080 per annum  
**Ground Rent:** NIL  
**Council Tax Band:** Islington, D

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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