



MULLEN TOWERS, MOUNT PLEASANT, LONDON, WC1X  
**£325,000**

**A MODERN AND IMMACULATELY PRESENTED STUDIO APARTMENT  
AVAILABLE IN A MUCH SOUGHT AFTER LOCATION JUST OFF ROSEBERY  
AVENUE.**

Leasehold: 120 Years remaining | Service Charge: £1600 PA | Ground Rent: £10 PA | Council  
Tax: Camden D

Clerkenwell | 020 7405 1288 | [clerkenwell@winkworth.co.uk](mailto:clerkenwell@winkworth.co.uk)

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### DESCRIPTION:

The property comprises of a larger than average studio room, separate spacious kitchen and a good size bathroom. Situated on the 11th floor, the property offers amazing views over London's famous skyline. Mullen Tower is located in the heart of Clerkenwell only a few minutes' walk from Farringdon Underground station with its easy access into the City and West End and the multitude of shops and amenities of vibrant Exmouth Market.



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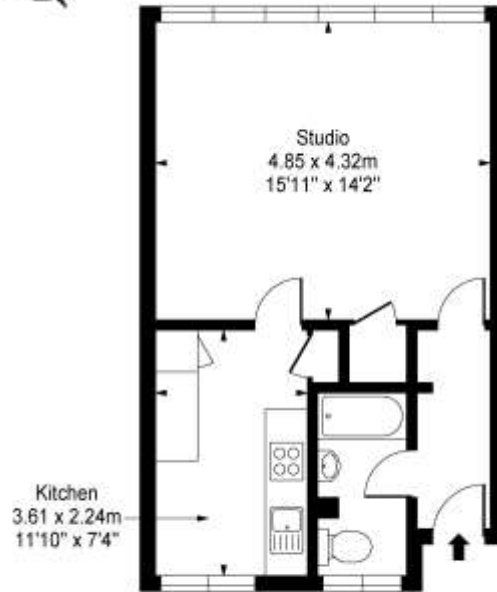


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## Mount Pleasant, WC1

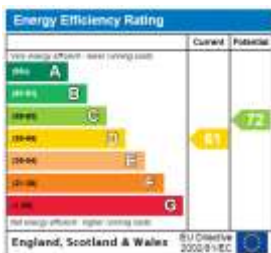


Eleventh Floor

Approx Gross Internal Area 415 Sq Ft - 38.55 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.



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