



SAFFRON HILL, LONDON, EC1N  
**£675,000 LEASEHOLD**

**Winkworth**





## SAFFRON HILL, LONDON, EC1N

**A unique two bedroom ground floor executive apartment located in the former 'Punch Magazine' Printworks which is situated within few minutes' walk to Farringdon mainline and underground stations.**

The apartment is very spacious and well proportioned, it has two double bedrooms, a white en suite shower room, white family bathroom and a large open plan lounge/diner/kitchen with fitted appliances.

The property has wooden floors and neutrally decorated throughout and is available furnished.

Ideally placed close to Farringdon station the property is only a short walk from Chancery Lane, St. Paul and the City; through the many bus routes passing by it is possible to reach The Westend, Islington and Shoreditch within ten minutes.

Leasehold: Approx. 96 years remaining

Service Charge: Approx. £3,888 per annum

Ground Rent: Approx. £200 per annum

Council Tax: Band F

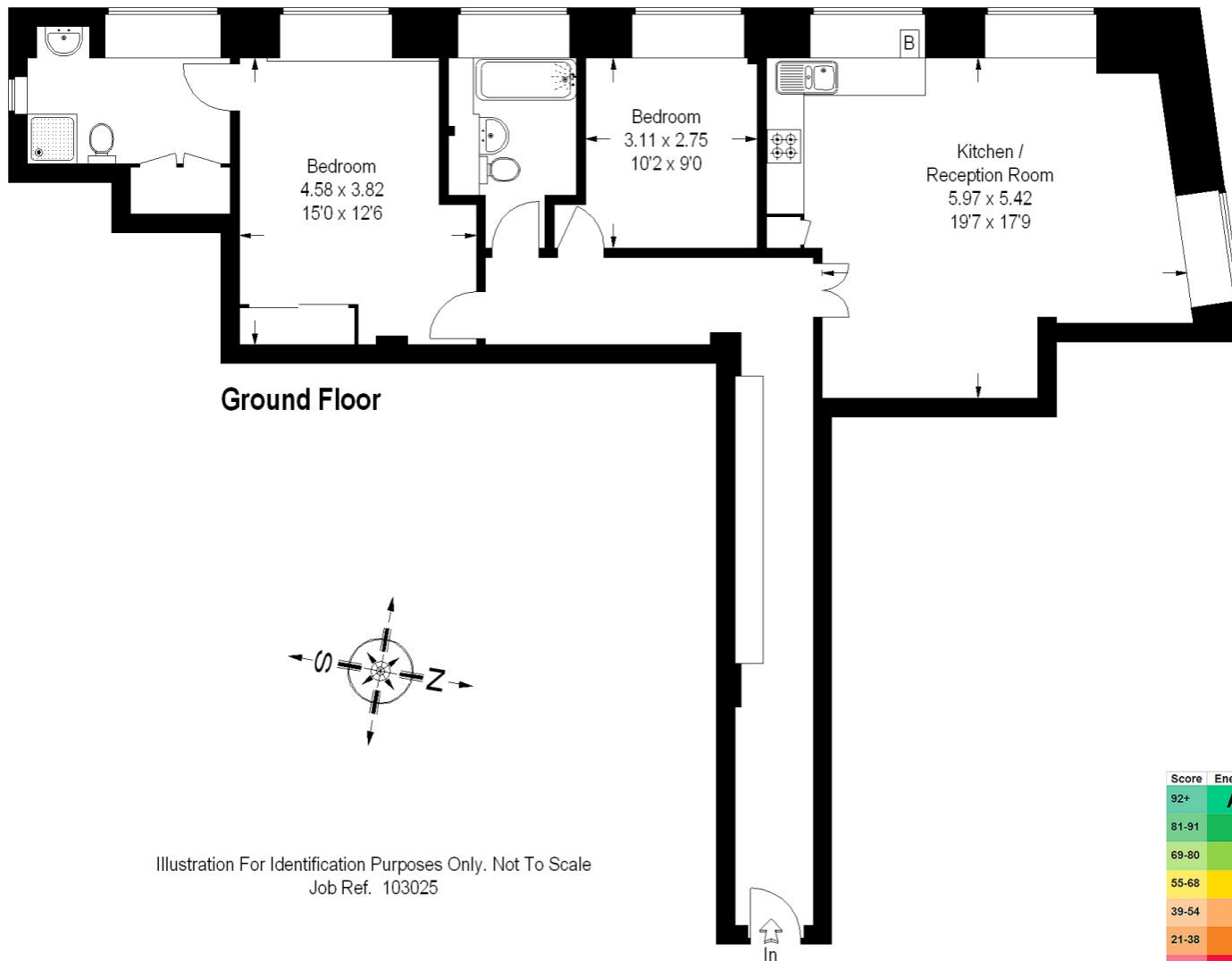






# Da Vinci House, Saffron Hill, EC1N

Approximate Gross Internal Area :-  
90 sq m / 969 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	54 E
21-38	F		
1-20	G		

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