



SAFFRON HILL, LONDON, EC1N
£725,000 LEASEHOLD

Winkworth



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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.

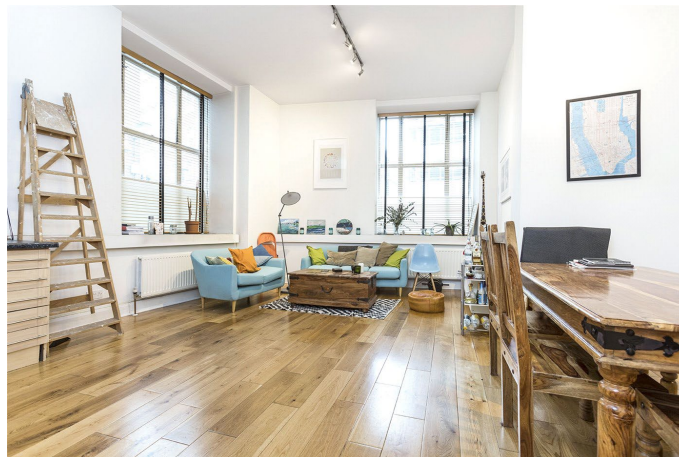
Ideally placed close to Farringdon station the property is only a short walk from Chancery Lane, St. Paul and the City; through the many bus routes passing by it is possible to reach The Westend, Islington and Shoreditch within ten minutes.

Leasehold: Approx. 95 years remaining

Service Charge: Approx. £3,888 per annum

Ground Rent: Approx. £200 per annum

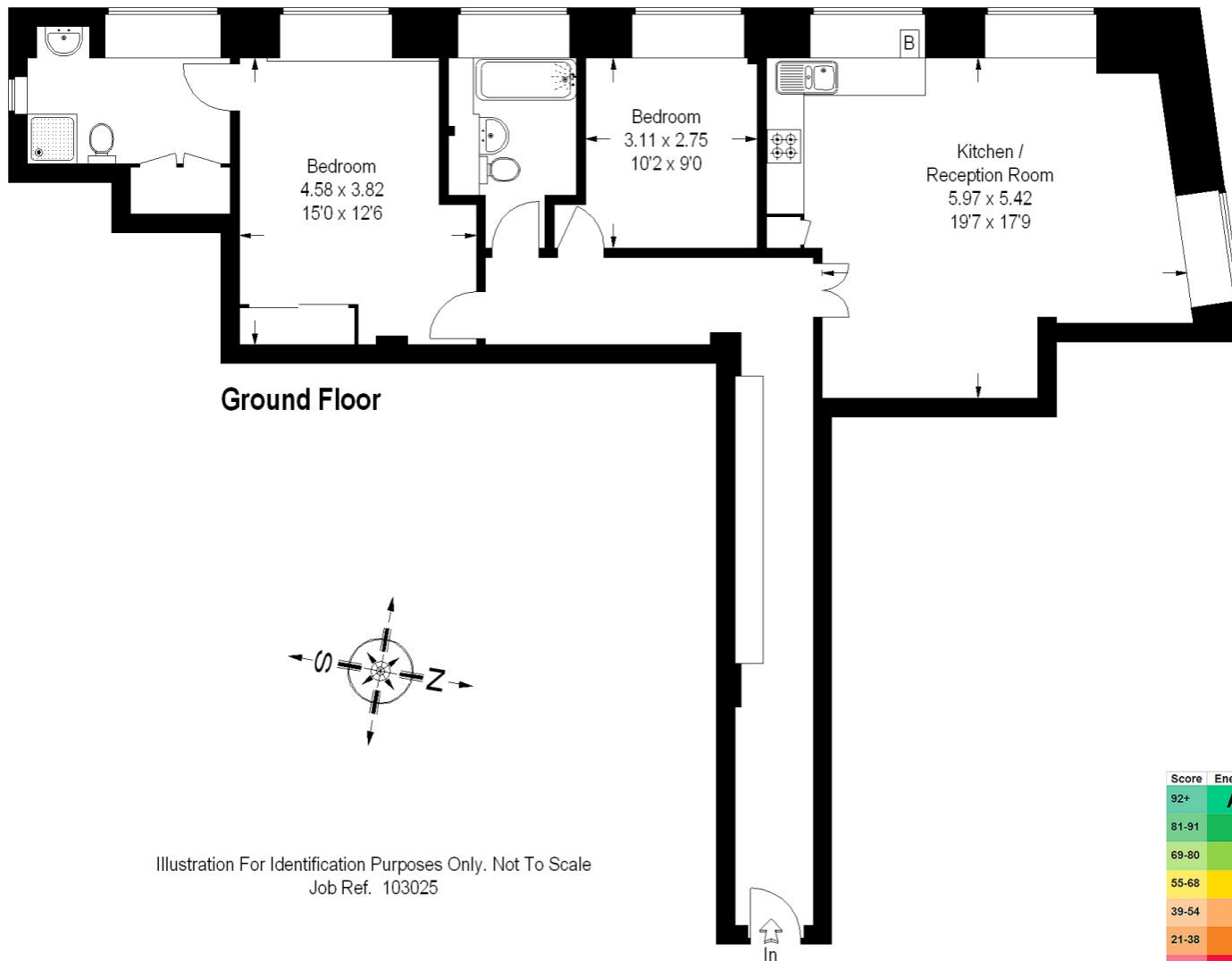
Council Tax: Band F





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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