



CUBITT STREET, LONDON, WC1X

£1,150,000 LEASEHOLD

**AN IMMACULATLY PRESENTED TWO BEDROOM APARTMENT
SITUATED ON THE TOP TWO FLOORS OF THIS LOW-RISE MODERN
DEVELOPMENT.**

LEASE LENGTH: 113 YEARS | SERVICE CHARGE: APPROX. £3,500-£4,000 P/A | GROUND
RENT: £450 P/A

Clerkenwell | 020 7405 1288 | clerkenwell@winkworth.co.uk

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DESCRIPTION:

Accommodation comprises of two good sized bedrooms, the master with en-suite and an absolutely stunning reception room. All rooms have been finished to an extremely high spec that only Soho House could better. Cubitt Street is well located for access to Kings Cross/St Pancras International, Farringdon and Angel underground stations, is within walking distance of Exmouth Market, the City and the West End. There are also major bus routes to and from Central London.



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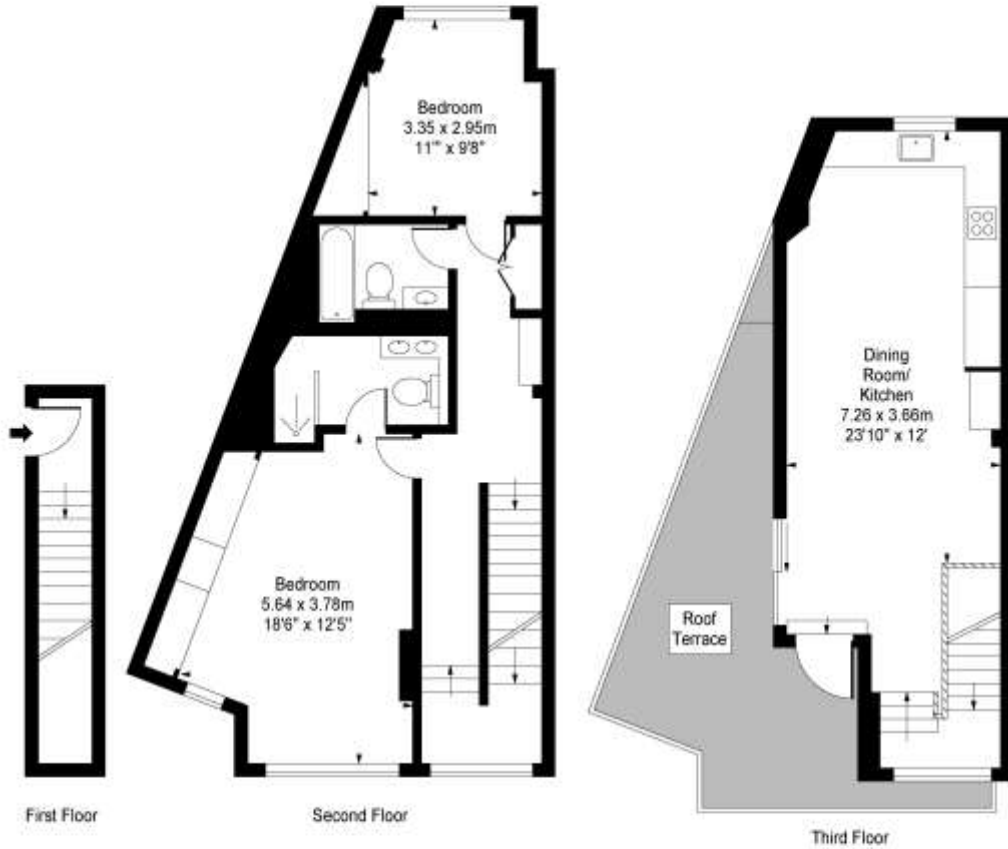


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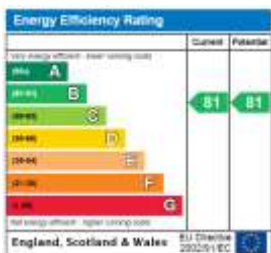
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Approx Gross Internal Area 1074 Sq Ft - 99.81 Sq M

Measured in accordance 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

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Tenure: Leasehold
Term: Expires - 11/10/2136
Service Charge: £1500-£2000 per annum
Ground Rent: £450 Annually (subject to increase)

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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