



MYDDELTON SQUARE, LONDON, EC1R  
£1,200,000 SHARE OF FREEHOLD APPROX. 982 YEARS REMAINING

A SPACIOUS TWO-BEDROOM, RAISED GROUND FLOOR APARTMENT SET WITHIN THIS SUBSTANTIAL GRADE II LISTED BUILDING.

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

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## DESCRIPTION:

This lateral conversion offers plenty of character overlooking the famous and highly sought-after Myddelton Square. 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. To the rear there is a well-established communal garden. Myddelton Square is located off St Johns Street moments from Angel. Transport facilities and local amenities are plentiful with many bus routes to the city and the West End together with underground services at Angel and Kings Cross. Myddelton Square is also located within the Central London Congestion Zone.



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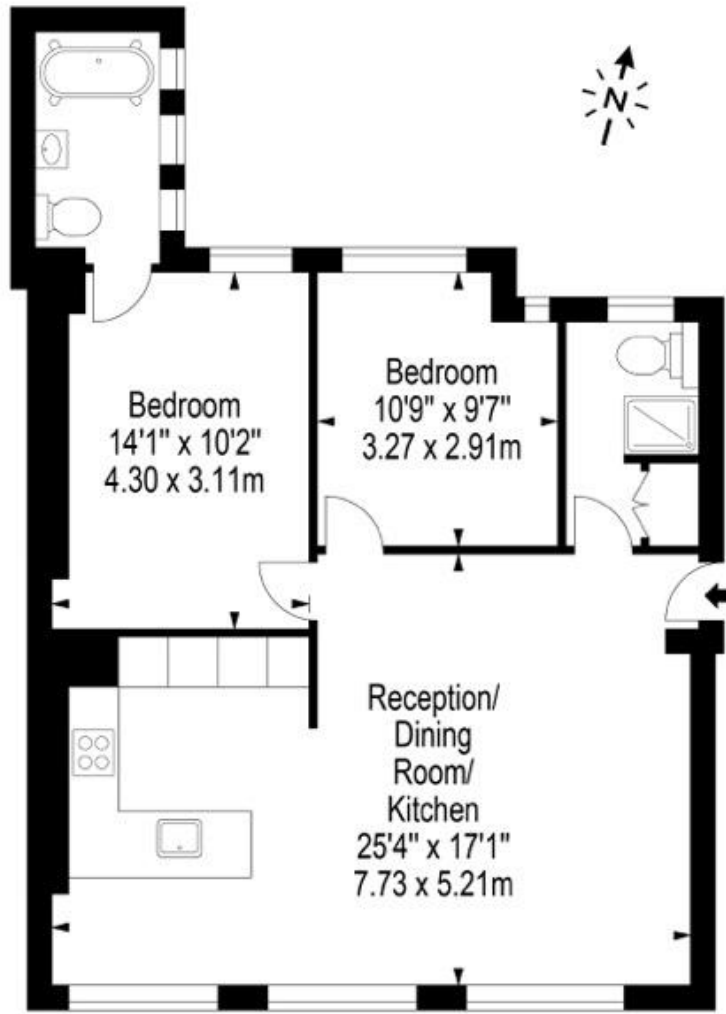
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Myddelton Square,  
London, EC1



Raised Ground Floor

Approx Gross Internal Area 810 Sq Ft - 75.25 Sq M

Floor Plan Supplied For Identification Purposes Only And May Not Be Accurate  
Floor Plan by [www.elegantmediasolution.com](http://www.elegantmediasolution.com)

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. £2,400 per annum
  - Ground Rent:** NIL
  - Council Tax Band:** E, Islington
- 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.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	81
C (69-80)	
D (55-68)	
E (39-54)	48
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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