

LEVYNE COURT, PINE STREET, LONDON, EC1R
£795,000 LEASEHOLD

**A SUPERB TWO BEDROOM, TWO BATHROOM
 MAISONETTE SET WITHIN A POPULAR, PURPOSE BUILT,
 PRIVATE RESIDENTIAL DEVELOPMENT.**

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DESCRIPTION:

Located just around the corner from Exmouth Market, this spacious property has two double bedrooms with built in storage, a large family bathroom on the first floor and a guest WC on the ground floor. Offered in good condition throughout, the property has a long lease and no onward chain.

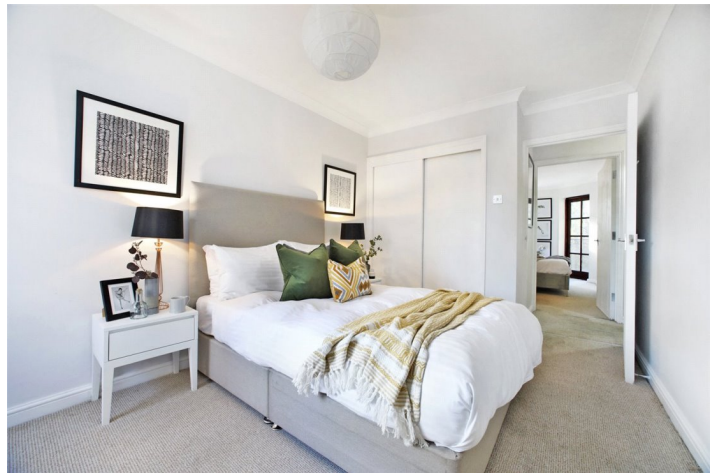
Pine Street is a quiet one-way street with the benefit of Spa Fields Park on its doorstep as well as the increasingly popular Exmouth market complete with shops, bars and Michelin Star restaurants close-by.

The City, West End and Upper Street are all easily accessible, while Angel, Kings Cross and Farringdon Stations are all nearby. The immediate surrounding area will undoubtedly benefit from the forthcoming Crossrail and retail development due for completion in 2019. With already existing fantastic transport links, Farringdon Station will be the only station in London with direct lines to all London based airports making arguably London's most sought after transport hub. Lease: Approx. 95 years remaining. Service charge: Approx. £1,030 per annum (2018) Ground Rent: N/A



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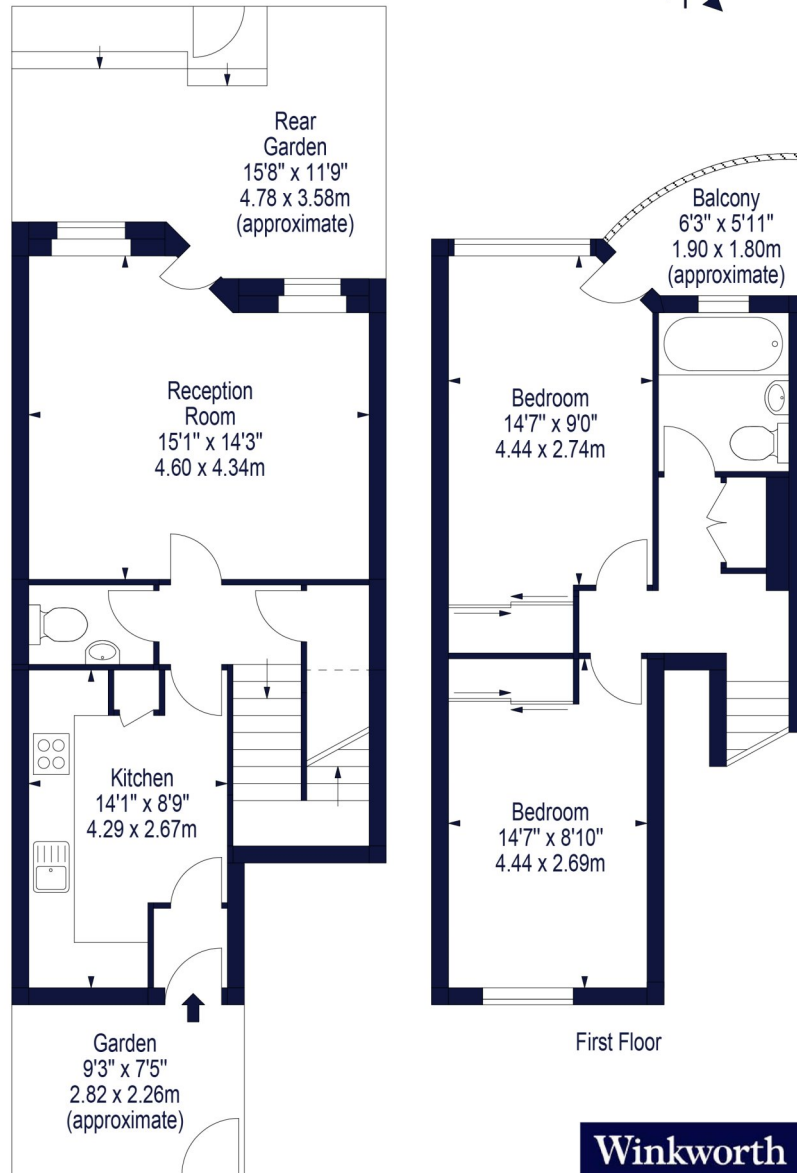
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Approx Gross Internal Area 812 Sq Ft - 75.43 Sq M

Floor Plan Supplied For Identification Purposes Only And May Not Be Accurate
Floor Plan by 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	75
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

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