



SANS WALK, LONDON, EC1R  
£750,000 LEASEHOLD APPROX. 109 YEARS REMAINING

AN INTERESTING AND UNUSUAL ONE BEDROOM,  
THREE STOREY MODERN TOWNHOUSE, FOR SALE  
IN THE HEART OF CLERKENWELL.

Clerkenwell | 020 7405 1288 | [clerkenwell@winkworth.co.uk](mailto:clerkenwell@winkworth.co.uk)

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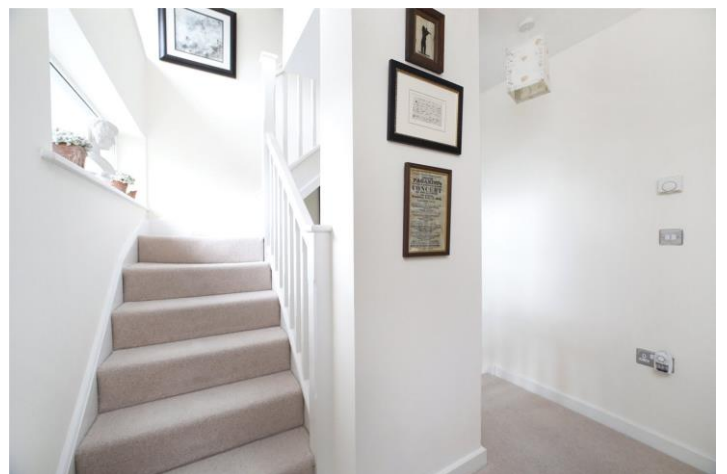
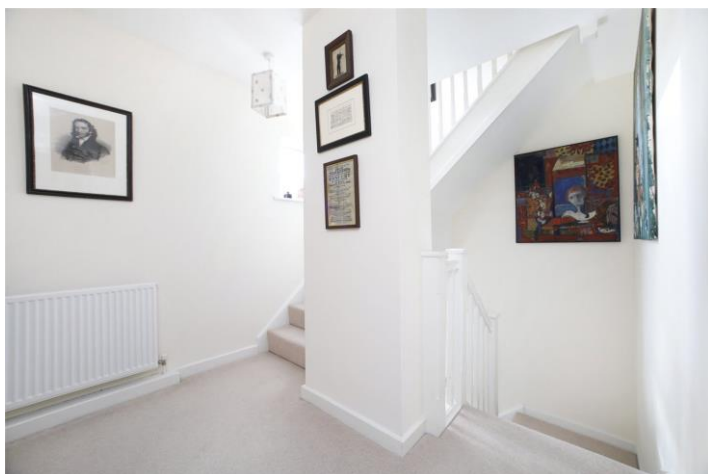
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**DESCRIPTION:** The property has an entrance lobby, WC and a large understairs storage cupboard on the ground floor, an open plan kitchen reception room on the first floor and the bedroom and family bathroom on the third floor. It has a lovely comfortable feel and is in very good condition throughout. There are pleasant views to the rear over the gardens of the neighbouring properties.

Sans Walk is a quiet residential road superbly located close to Clerkenwell Green and gives good access for both Angel Underground, Kings Cross & St Pancras International and Farringdon Station, while also being a short walk to Exmouth Market and Upper Street.

Service Charge: Approx. £1,400 | Ground Rent: Approx. £200 | Council Tax Band F



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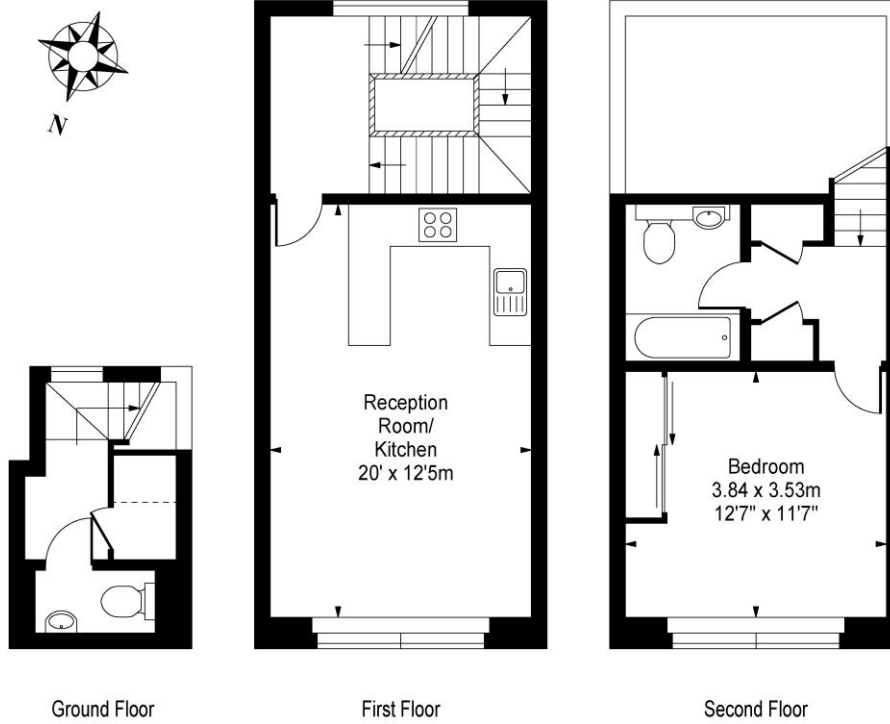
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# Sans Walk, EC1



Approx Gross Internal Area 676 Sq Ft - 62.80 Sq M

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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

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