



GREAT PERCY STREET, LONDON, WC1X
£1,700,000 SHARE OF FREEHOLD

**A VERY ATTRACTIVE AND EXCEPTIONALLY QUIET
 THREE BEDROOM FLAT ON THE TOP THREE FLOORS
 OF A BEAUTIFUL GEORGIAN TOWN HOUSE.**

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DESCRIPTION:

Offered with its own private garden. With impressive floor to ceiling windows making the south facing reception room incredibly bright and offers a pleasant outlook onto the leafy Georgian terrace of Great Percy Street. There is also a spacious eat-in kitchen as well as three large double bedrooms and two separate bathrooms.

There are also a wide range of restaurants and bars found either on Upper Street or Exmouth Market. Great Percy Street is ideally located for all the amenities of Kings Cross, Clerkenwell and Angel.

The highly rated restaurants and cafes of Exmouth Market and Amwell Street are very close by Kings Cross (Eurostar), Angel and Farringdon (Crossrail) stations are all within walking distance.



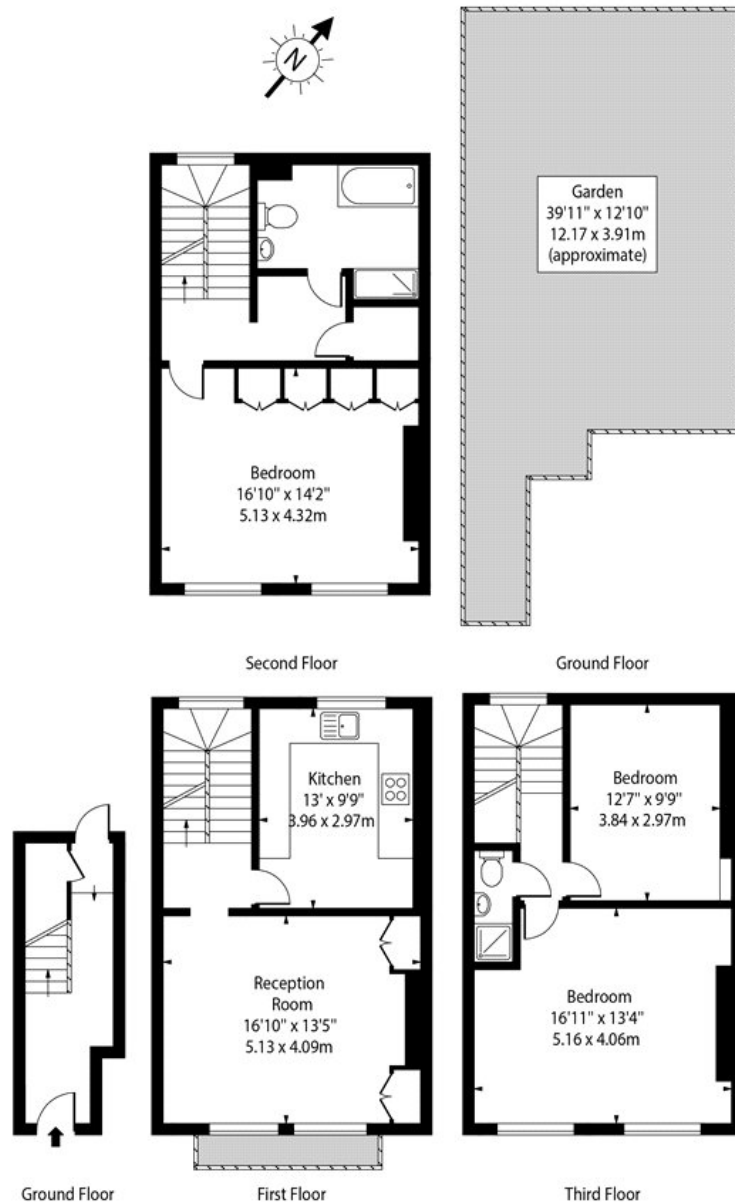
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Great Percy Street wc1



Approx Gross Internal Area 1447 Sq Ft - 134.43 Sq M

This floor plan should be used as a general outline for guidance only. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 176 year and 2 months

Service Charge: Approx. £1,568.36 per annum

Ground Rent: Approx. £10 Annually (subject to increase)

Council Tax Band: F

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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