



**APERTURE HOUSE, HONDURAS STREET, LONDON, EC1Y  
£650,000 LEASEHOLD APPROX. 139 YEARS REMAINING**

**TUCKED AWAY ON A QUIET RESIDENTIAL STREET IN  
CLERKENWELL IS THIS BRIGHT AND SPACIOUS ONE  
BEDROOM APARTMENT**

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

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## DESCRIPTION:

Finished to a high standard throughout this 676sqft apartment comprises a spacious reception room with wooden flooring and an open-plan kitchen / reception room. Offered with no onward chain and a long lease, this would make an ideal rental investment, pied-a-terre, or home. Honduras Street is within easy walking distance of the city, whilst the culinary delights of Whitecross Street Market are mere moments away. The nearest transport links include Old Street, 0.3 miles away, Barbican Station is 0.3 miles away and Farringdon Station is 0.6 miles away.



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# Aperture House, Honduras Street, EC1Y

Key :  
CH - Ceiling Height



First Floor

Approx Gross Internal Area 674 Sq Ft - 62.61 Sq M

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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 |  |                         |           |
| (92-100) A                                  |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 79                      | 79        |
| (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 |           |

**Tenure:** Leasehold  
**Term:** Expires - 26/03/2163  
**Service Charge:** Approx. £3,000 per annum  
**Ground Rent:** Approx. £250 per annum (subject to increase)  
**Council Tax Band:** Islington E  
 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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