



CITYBRIDGE HOUSE, GOSWELL ROAD, LONDON, EC1V
£685,000 LEASEHOLD APPROX. 95 YEARS REMAINING

Winkworth



GOSWELL ROAD, EC1V

Providing 740 square feet of living space, this handsome home is offered to the market in immaculate condition and chain free.

This spacious double bedroom split level apartment is situated on the fourth and fifth floors within this highly impressive warehouse conversion. The property has been refurbished to a good standard and is flooded with natural light.

The accommodation comprises of an inviting hallway, a generous double bedroom with large Crittall styled windows and exposed brickwork, a modern shower room that is tiled from floor to ceiling with black slate tiling and a huge reception room with Crittall styled windows and exposed brickwork.

Just off the reception room is a well-proportioned fully integrated kitchen finished with white units that bounce off the natural light, complimented with granite effect worktops and grey brick tiled splashbacks.

Goswell Road is ideally situated moments away from all the amenities of Angel's Upper Street and moments away from excellent transport links into the City.

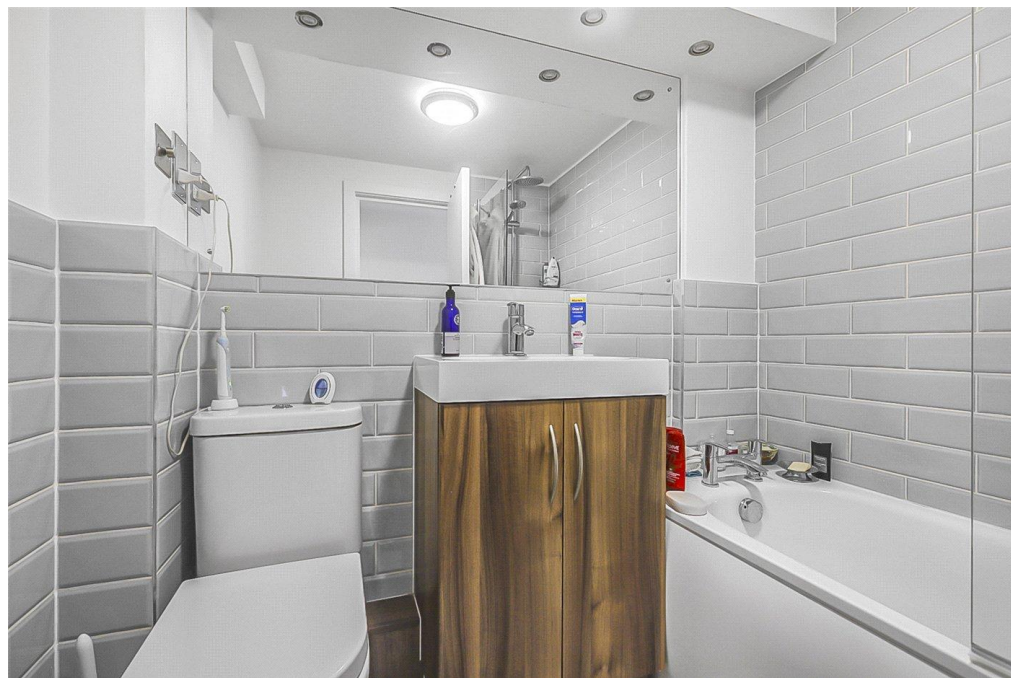
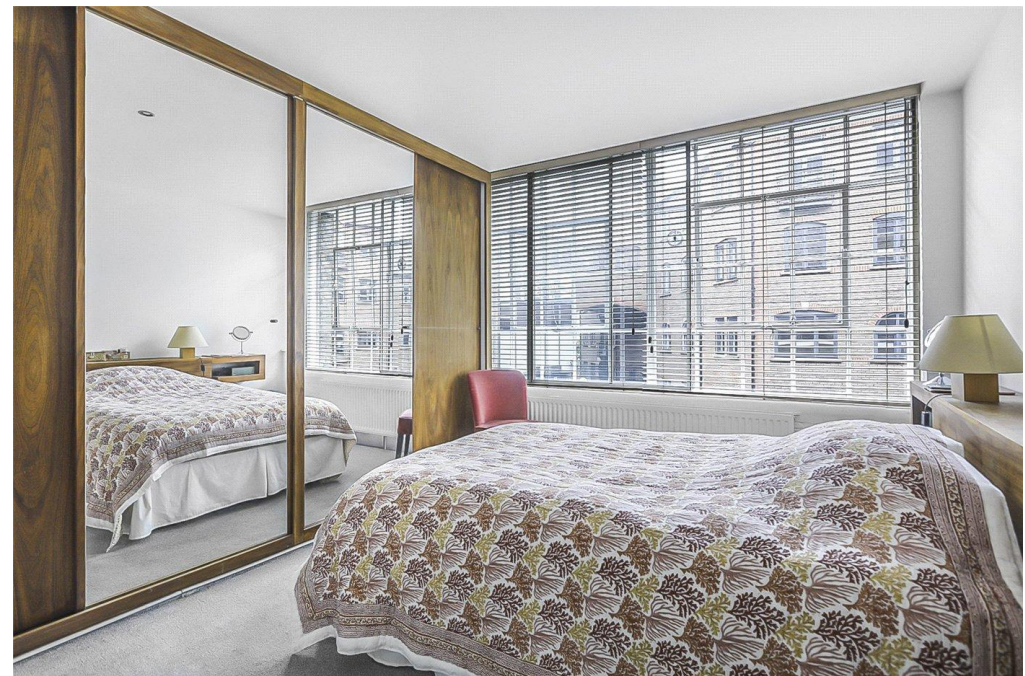
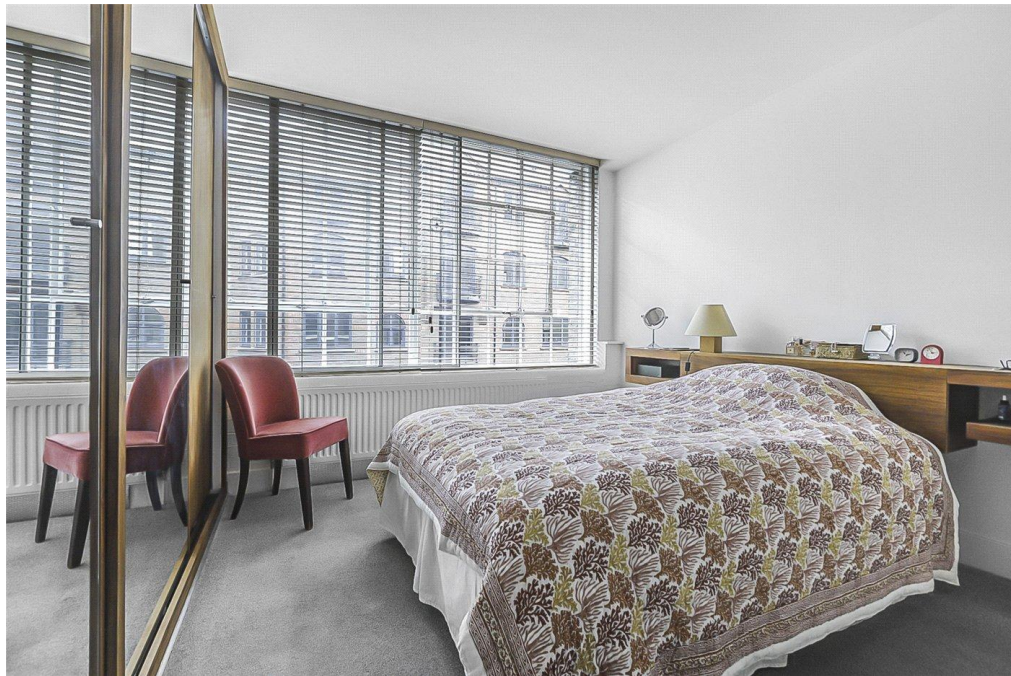
Leasehold approx. 95 years remaining

Council Tax Band E

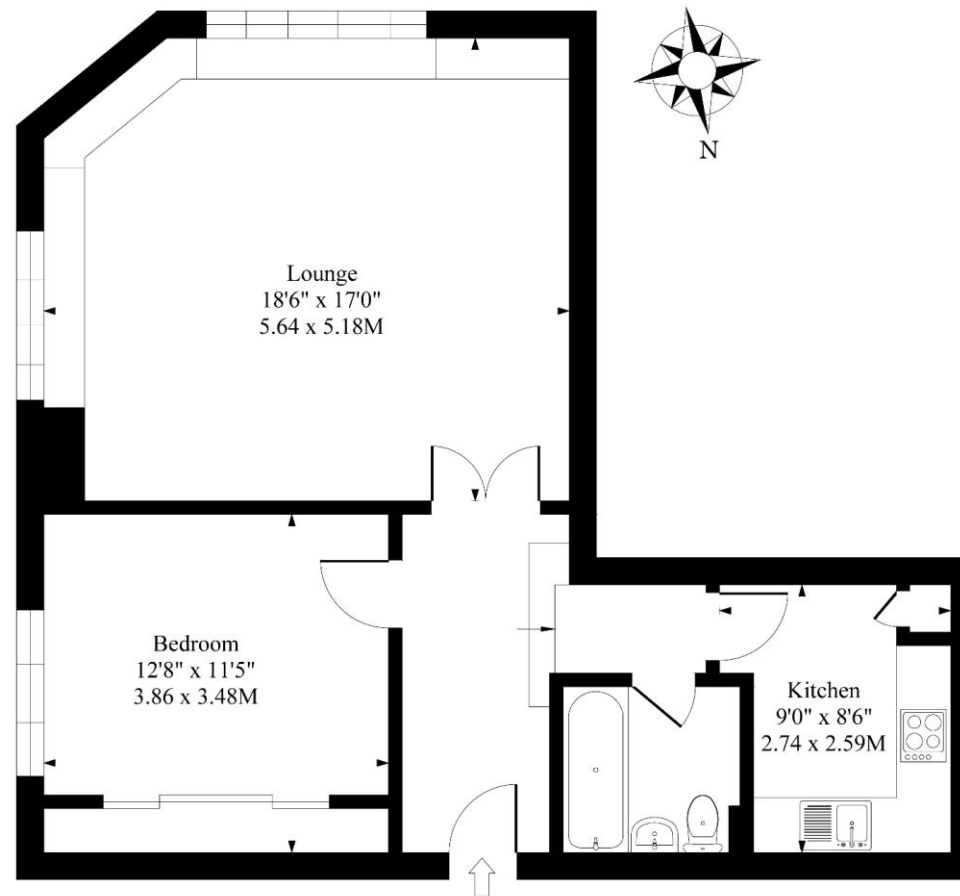
Ground Rent approx. £125 p/a

Service Charge approx. £3,468 p/a (paid bi-annually)





Citybridge House, 235-245 Goswell Rd EC1



First Floor

Approximate Gross Internal Area 707 Sq Ft - 65.68 Sq M

Measured in according with RICS guidelines. Every attempt is made to ensure accuracy
However all measurements are approximate.
The floor plan is illustrative purposes only and is not to scale

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