



CITYBRIDGE HOUSE, GOSWELL ROAD, LONDON, EC1V
£650,000 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 First floor 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, a modern Bathroom room that is tiled from floor to ceiling with modern grey subway tiling and a huge dual aspect reception room with Crittall styled windows.

Citybridge House is within a short walk from all the amenities of Upper Street and trendy hot spots such as Exmouth Market.

Angel, Barbican, Old Street, Farringdon and Kings Cross Stations are all easily accessed.

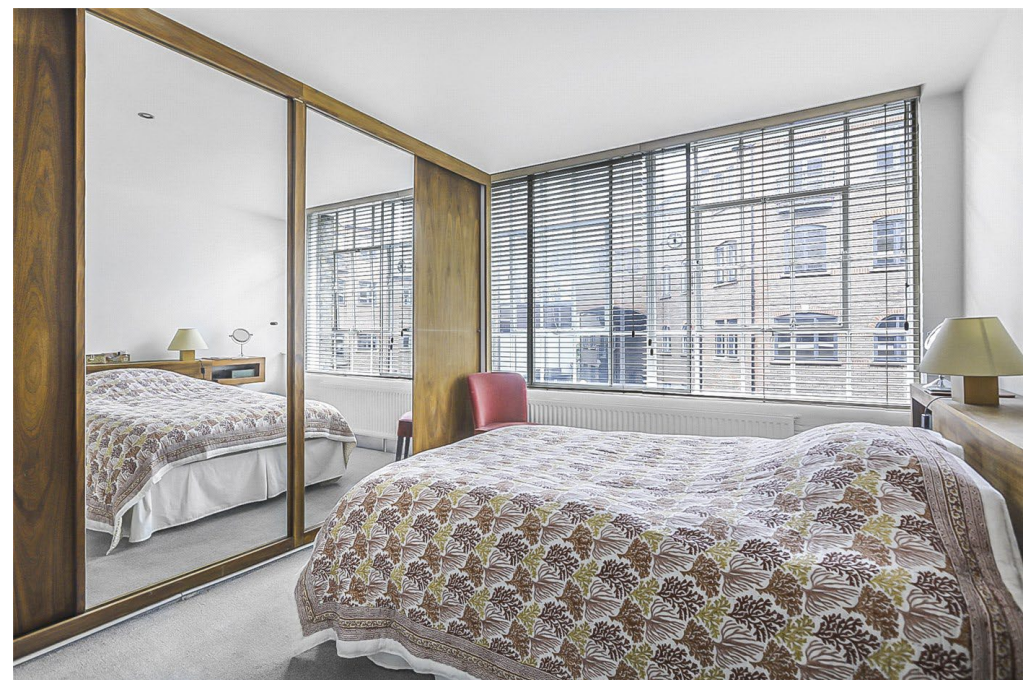
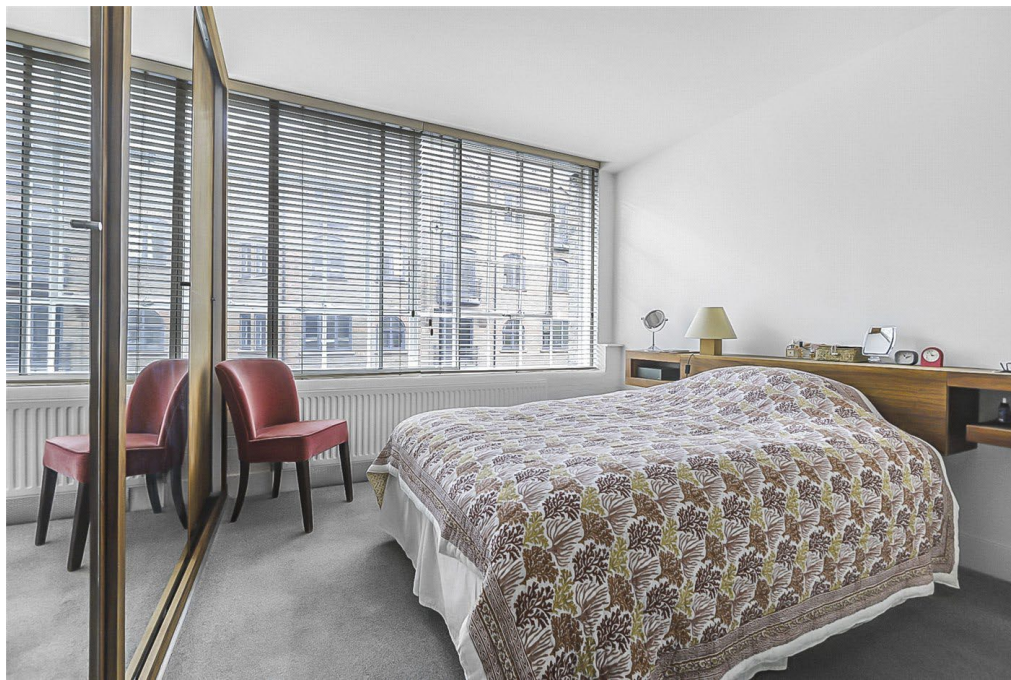
Leasehold approx. 95 years remaining

Council Tax Band E

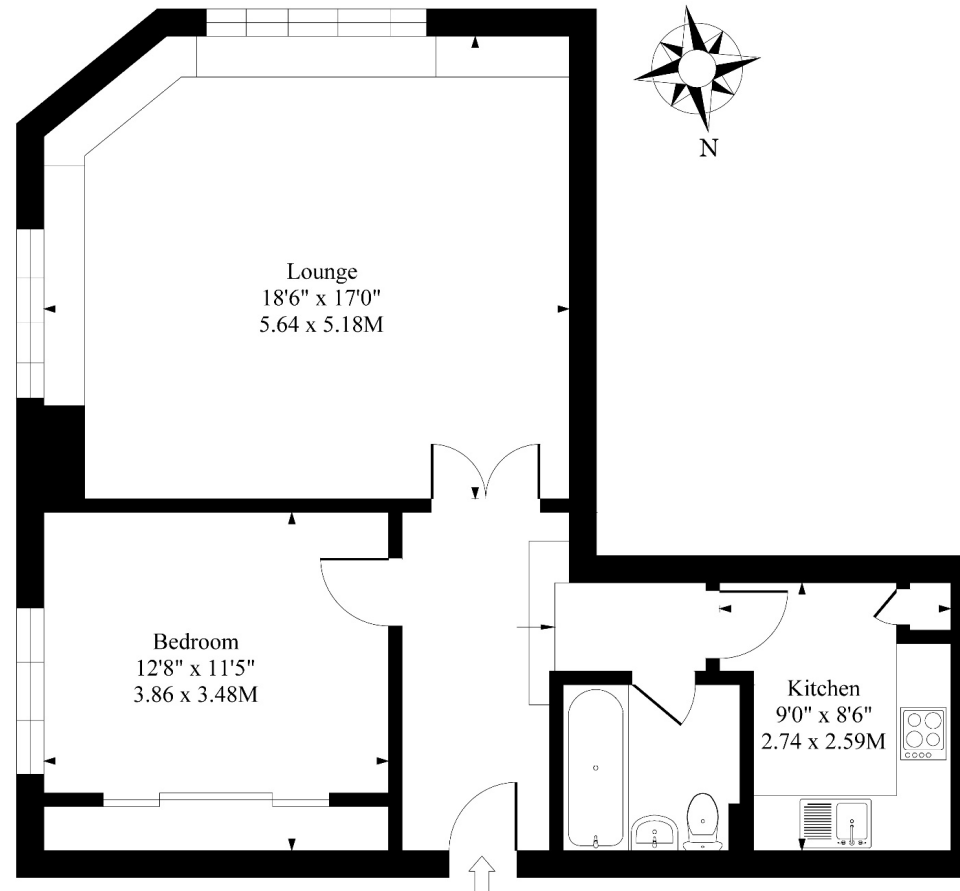
Ground Rent approx. £125 p/a

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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