



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

Winkworth





## GREAT PERCY STREET, WC1X

**A very attractive and exceptionally quiet three bedroom flat on the top three floors of a beautiful Georgian town house.**

Offered with a Share of the Freehold and 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.

Share of Freehold: Approx. 176 years remaining

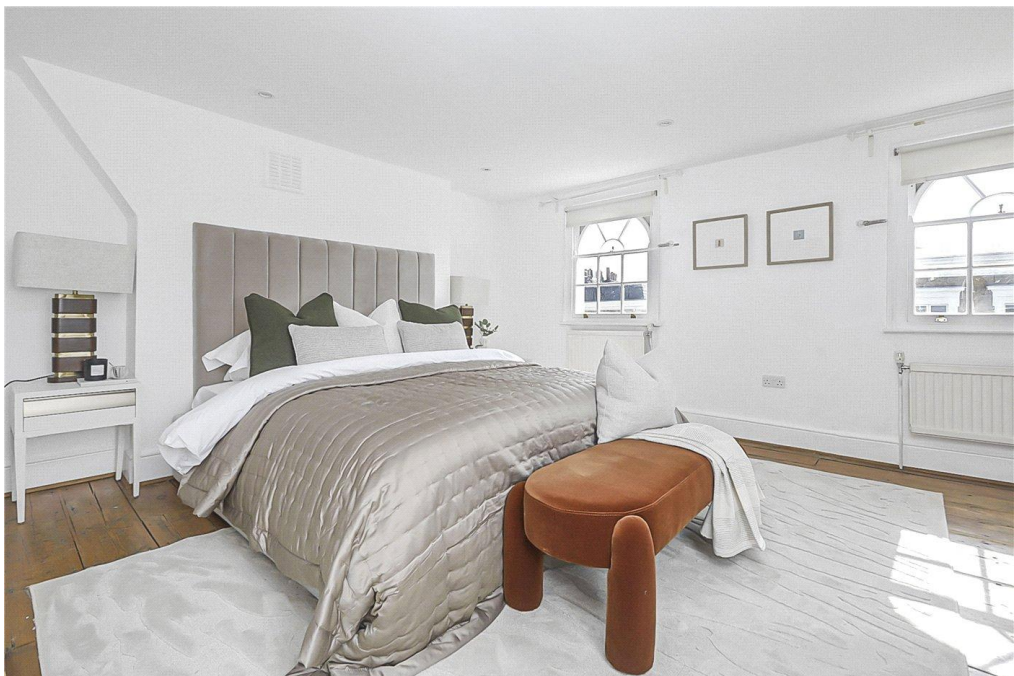
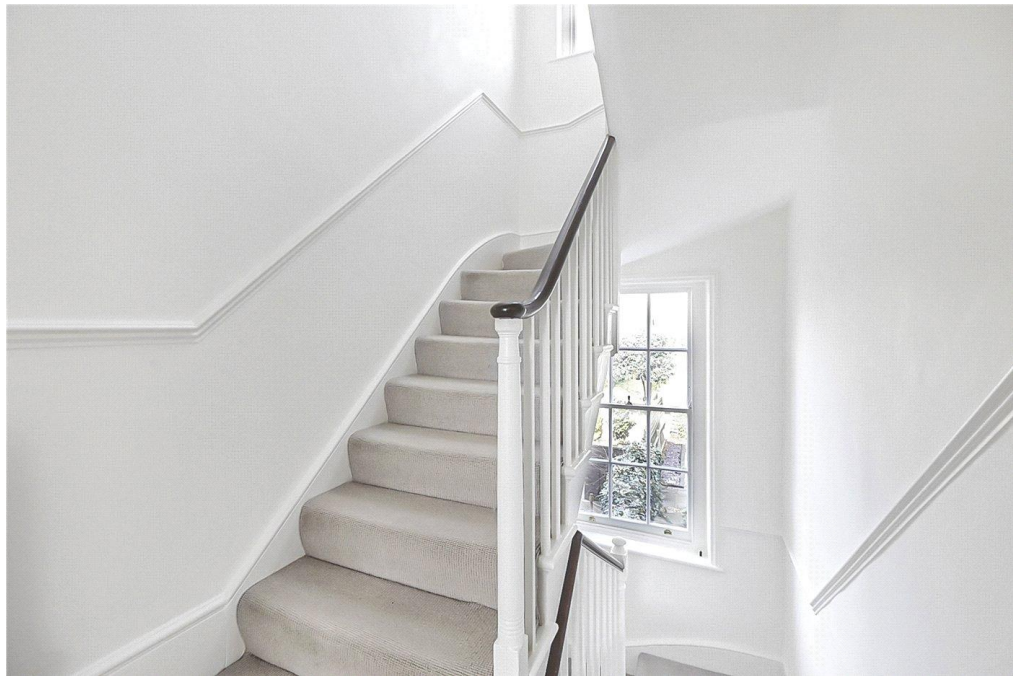
Service Charge approx. £1,568.36p/a

Ground Rent approx. £10p/a

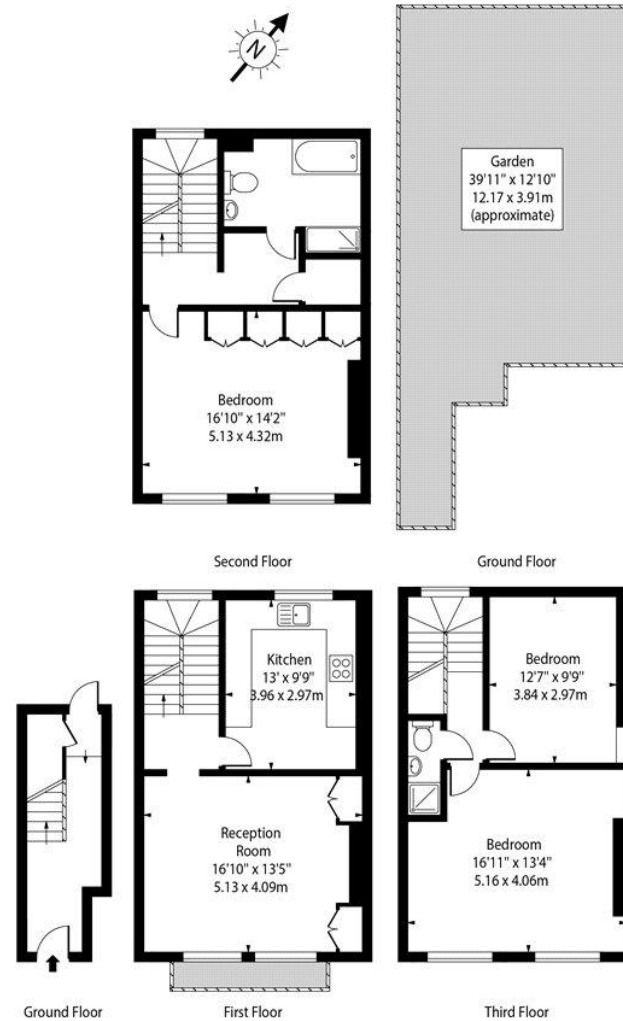
Council Tax Band F







# 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.

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		

West End | 020 7240 3322 | westend@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Winkworth