



LANGDON COURT, CITY ROAD, LONDON, EC1V
£475,000 LEASEHOLD

**A BRIGHT 656 SQ. FT. APPROX. SPLIT LEVEL
APARTMENT 0.3 MILES TO ANGEL STATION**

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DESCRIPTION:

A bright two double bedroom flat set on the second and third floors of a secure ex-local authority block, in a desirable location by Angel. The property comprises of a spacious living space leading on to a modern fitted kitchen, downstairs cloakroom, a W/C with sink, and upstairs are the two well-proportioned double bedrooms and a three-piece family bathroom with bathtub.

Langdon Court is well situated for the trendy bars, restaurants, galleries and boutique shops of Angel and Upper Street and of course Hoxton and Shoreditch. This particular location is also set to benefit from the significant development and investment that is already well underway, not only around the City Road canal basin with the plaza and 2 prestigious towers, but also with other schemes along City Road, most notably The Eagle. Transport can be found at Angel Underground (Northern Line) & Old Street (Northern Line), both with trains to Moorgate and Bank, along with the transport hub that is Kings Cross/ St Pancras International.

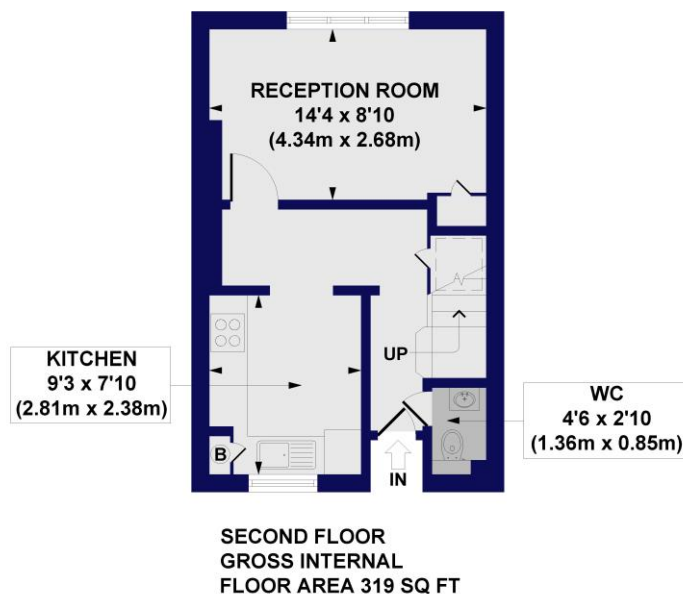
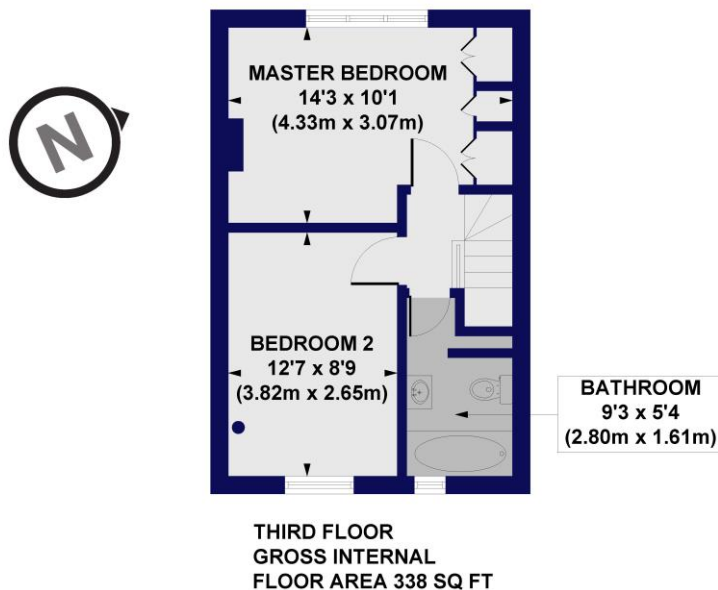
The living room partition wall was added by the current tenants to make use of the space as a bedroom. It will be removed before completion unless the buyer prefers as is. Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

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Langdon Court, City Road, EC1V
Approx. Gross Internal Floor Area 656 sq. ft / 60.97 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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	75 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/SO240602>

Tenure: Leasehold

Term: 89 year and 10 months

Service Charge: £2368.67 per annum

Ground Rent: £ 10 Annually (subject to review)

Council Tax Band: D

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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