



**MOORGREEN HOUSE, WYNYATT STREET, LONDON, EC1V
£775,000 LEASEHOLD APPROX. 174 YEARS REMAINING**

**OFFERED IN FABULOUS CONDITION THROUGHOUT IS THIS
SENSIBLY LAID OUT THREE BEDROOM, SPLIT LEVEL, MAISONETTE
IN THE EVER POPULAR MOORGREEN HOUSE**

Clerkenwell & City | 020 7405 1288 | clerkenwell@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

The flat has the sole use of an attractive patio garden accessed via a generous reception. At approximately 912 square feet and offered with a long lease this is a fantastic proposition for both investors and end users alike. Moorgreen House has the added benefit of a well-maintained communal courtyard. Ideally located for multiple transport links, all the amenities, restaurants, and bars Angel and Clerkenwell have to offer including the bustling Exmouth Market. It is also walking distance to the city.



Winkworth

for every step...

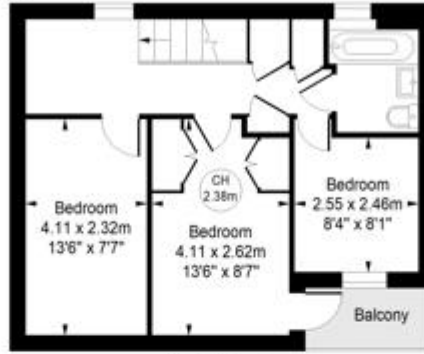


Winkworth

for every step...

Moorgreen House, Wynatt Street, EC1

Key :
CH - Ceiling Height



Second Floor

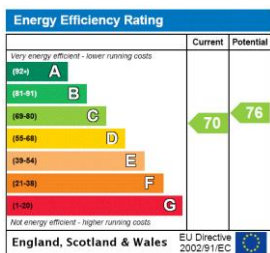


First Floor

Approx Gross Internal Area 914 Sq Ft - 84.91 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.



Tenure: Leasehold
Term: Expires - 24/03/2198
Service Charge: Approx. £1,500 per annum
Ground Rent: Approx. £10 Annually (subject to increase)
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.

Clerkenwell & City | 020 7405 1288 | clerkenwell@winkworth.co.uk



for every step...

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.