



VINE HILL, LONDON, EC1R  
**£650,000 SHARE OF FREEHOLD**

**A CHARMING TWO DOUBLE BEDROOM, SECOND FLOOR APARTMENT  
SITUATED ON VINE HILL, RIGHT IN THE HEART OF FARRINGDON.**

Share of Freehold | Lease Approx. 99 Years Remaining | Ground Rent Approx. £50  
rising to £800 and additional rent double every 25 yrs | Council Tax Band F | Service  
charge: £2600pa

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

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### DESCRIPTION:

The apartment is comprised of a bright and generously proportioned reception, the large master bedroom comes with fitted wardrobes, a second bedroom, and family bathroom, plus a separate kitchen complete the property. Just off Clerkenwell Road, Vine Hill is a great location for a wide range of trendy restaurants and bars with easy access to either the West End or the City. Farringdon Station is a five-minute walk and Chancery Lane is also close-by.



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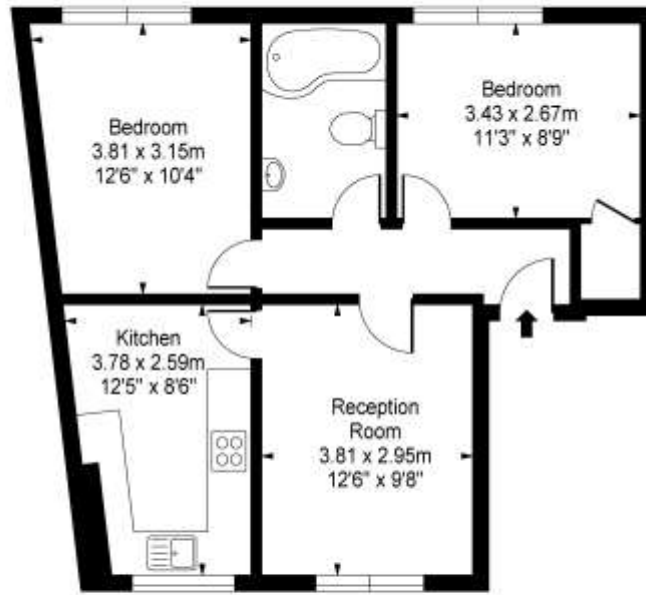
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# Vine Hill, EC1

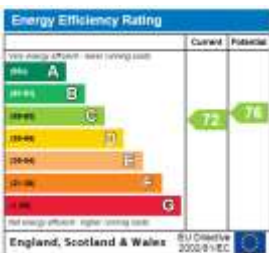


Second Floor

Approx Gross Internal Area 612 Sq Ft - 57 Sq M

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. 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.

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.



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