



TOPHAM STREET, EC1R
£500,000 LEASEHOLD

Winkworth

TOPHAM STREET, EC1R

A delightful one-bedroom flat arranged over the first floor of this former pub in the heart of fashionable Clerkenwell.

Offering almost 500 sq. ft of accommodation, the property has a bright and airy feel throughout and comprises a spacious reception room with wooden floors and large windows, a generous double bedroom, a smart modern kitchen and bathroom.

The property is well located for access to both the City and the West End and would make the perfect rental investment, pied-a-terre or full-time home.

Leasehold: Approx. 967 years remaining

Ground Rent: Approx. £100 p/a

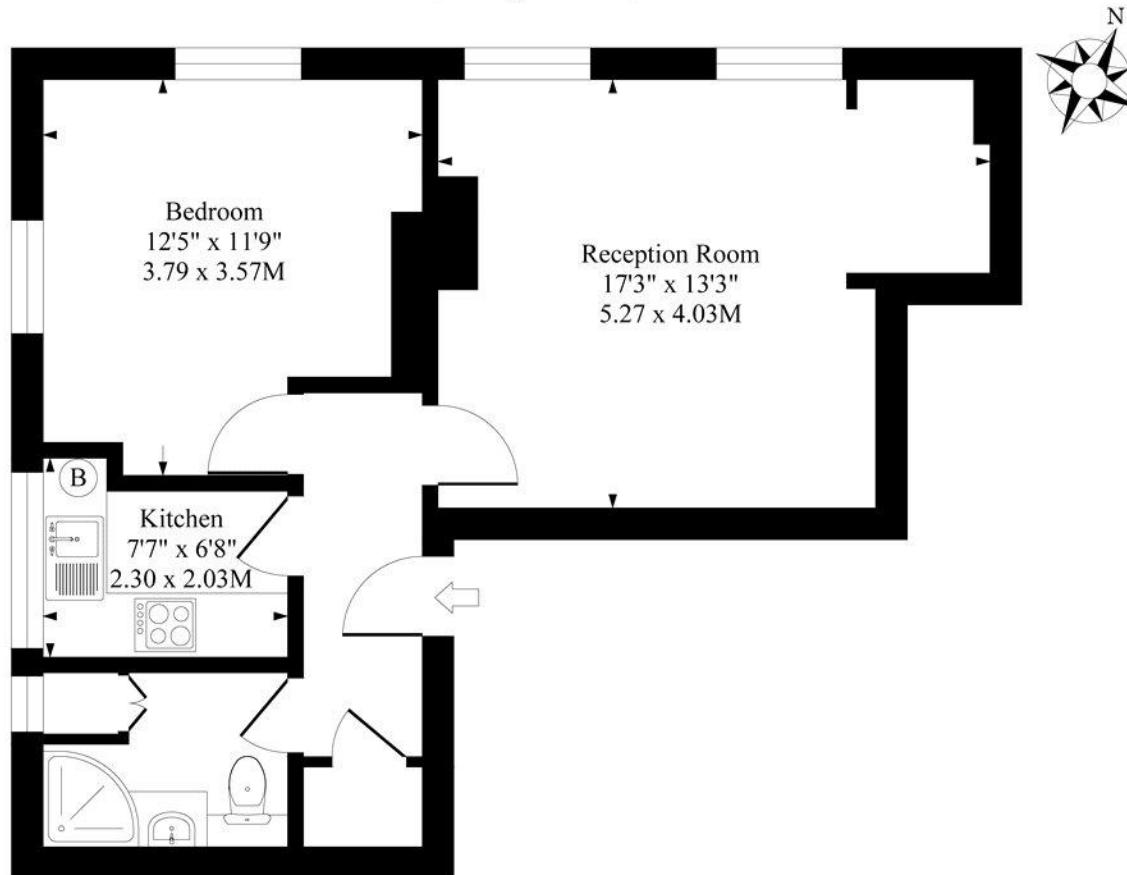
Service Charge: Approx £800pa

Council Tax: Band E (Islington Council)





Flat 1, 5 Topham St, EC1R 5HH



First Floor
Approximate Gross Internal Area 480 Sq Ft - 45.00 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	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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