



LAYSTALL COURT, MOUNT PLEASANT, LONDON, WC1X
£475,000 LEASEHOLD

**A TWO BEDROOM, RAISED GROUND FLOOR EX-LOCAL
AUTHORITY APARTMENT IN GOOD BUT DATED
CONDITION SET IN A PRIME CLERKENWELL LOCATION.**

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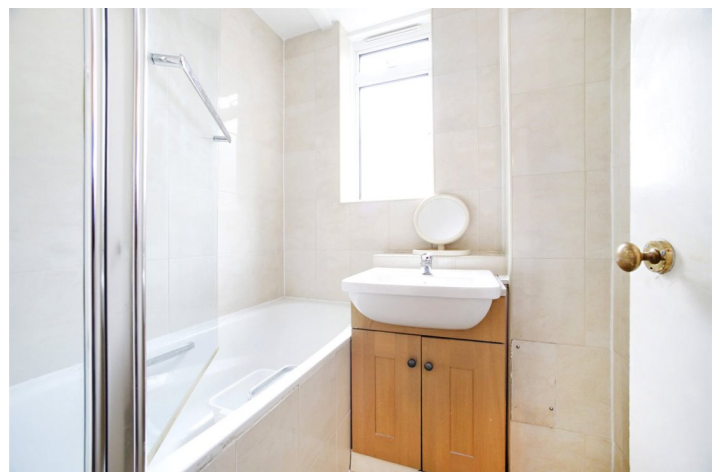
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DESCRIPTION: The flat has an entrance hallway, nice sized reception, family bathroom with separate WC, fitted kitchen and two double bedrooms. There is a storage cupboard by the front door and the lease has been extended. The apartment has been in the same family since the 1970's. It is in good order though most buyers would choose to refresh and update. The overall feel of this comfortable and quiet apartment makes it a good example of a flat in its class. Laystall Court is found just off Mount Pleasant in Clerkenwell and so is marvellously positioned for London's University and Legal Quarters as well as access to the City and The West End. The bars and restaurants Exmouth Market are a short walk away. The building has had a recent window upgrade and parking is available for residents at reasonable cost. The nearest Underground is at Chancery Lane and Farringdon Crossrail.

Leasehold: 181 years remaining | Camden Council Band D, £1792 | Ground Rent: £10 PA | Service Charge TBC



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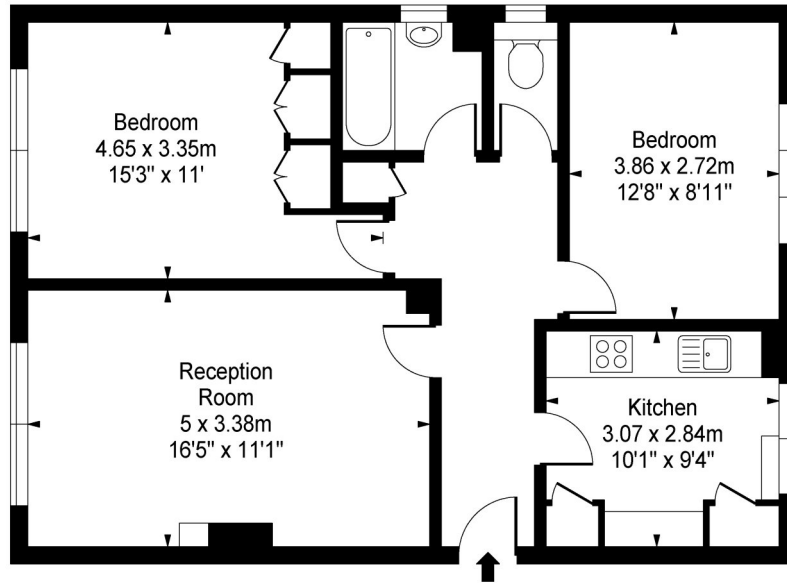


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Mount Pleasant, WC1



Ground Floor

Approx Gross Internal Area 726 Sq Ft - 67.44 Sq M

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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.

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