



GRANVILLE SQUARE, LONDON, WC1X  
**£975,000 LEASEHOLD**

**BEAUTIFULLY PROPORTIONED, GRADE II LISTED GEORGIAN  
FIRST FLOOR APARTMENT ON THE EAST SIDE OF THE SQUARE.**

**Leasehold: 95 Years | Ground Rent: £10 PA | Service Charge: £900 PA approx**

**Clerkenwell | 020 7405 1288 | [clerkenwell@winkworth.co.uk](mailto:clerkenwell@winkworth.co.uk)**

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**DESCRIPTION:** The laterally converted property is arranged over one floor and over two houses. This west facing property has a street entrance with communal hallway and stairs leading to the first floor. Within the flat, the impressive reception room with classically high ceilings, fireplace, and full sash windows, each with a Juliet Balcony and shutters overlooking the Square defines the apartment. There is a modern fitted kitchen with pretty views over the communal gardens, a modern bathroom, a second double bedroom/study and the master bedroom overlooking the Square. Granville Square is beautifully located just off Amwell Street and is within the congestion zone. It is conveniently located for the West End, City and Covent Garden, as well as Islington's fashionable Upper Street and Exmouth Market. Transport links can be found at Farringdon (Hammersmith & City Line and Cross Rail), Angel (Northern Line), Kings Cross, St Pancras International and Euston.



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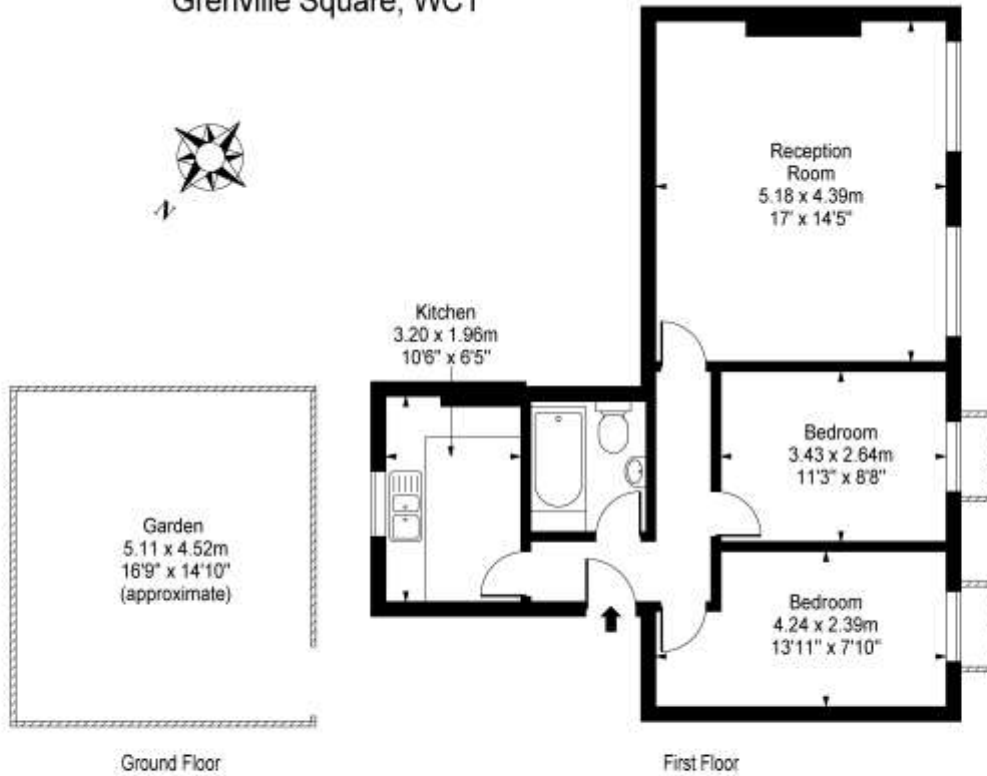
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## Grenville Square, WC1



Approx Gross Internal Area 636 Sq Ft - 59.16 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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