



VESAGE COURT, LEATHER LANE, LONDON, EC1N

£475,000 LEASEHOLD

**A ONE BEDROOM APARTMENT ON THE EIGHTH FLOOR OF
VESAGE COURT, ON LEATHER LANE.**

**Leasehold: 165 Years Remaining | Service Charge: £2658 | Ground Rent:
£10 | Council Tax: Band D**

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DESCRIPTION:

NB Vesage Court is one of the few buildings in Camden which has an EWS1 certificate stating that the building is compliant with the Post Grenfell Fire Cladding regulations and therefore mortgageable. The property has an extended lease and comprises open-plan kitchen/living area with balcony, large double bedroom with sliding doors opening onto the lounge, separate study/storage room and a bathroom. Vesage Court is an ex-Local Authority building, built in the 1970s. The property is walking distance to Fleet Street, the City, St Bartholomew's Hospital, Barrister's Chambers at Gray's Inn Gardens, Law Courts, University of London campuses, London School of Economics and King's College. Farringdon and Chancery Lane tube stations are within 0.3 miles of the property.



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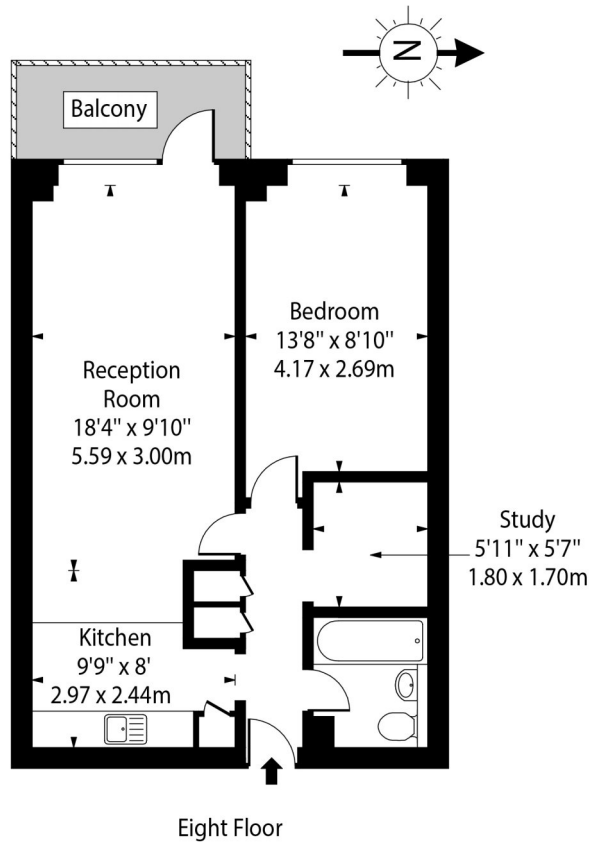
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Approx Gross Internal Area 527 Sq Ft - 49.00 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.epixandplans.com Ref: No.0020

This floor plan should be used as a general outline for guidance only. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	79	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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