



INGLEBERT STREET, LONDON, EC1R  
**£950,000 LEASEHOLD**

**A NICELY PROPORTIONED SPLIT LEVEL TWO BEDROOM GARDEN FLAT  
ARRANGED OVER THE RAISED GROUND AND LOWER GROUND FLOORS OF A  
GRADE II LISTED GEORGIAN TOWNHOUSE ON HIGHLY SOUGHT AFTER  
STREET JUST OFF MYDDELTON SQUARE.**

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#### DESCRIPTION:

The lower floor comprises two double bedrooms, one with fitted wardrobes, and a modern bathroom. The upper floor has a large open plan living area with a modern fitted kitchen with impressive ceiling height conveying a sense of light and volume. There is direct access onto a private garden and patio at the rear. Inglebert Street is an attractive and short road between Myddelton Square and Amwell Street at the heart of Amwell Village. The amenities of Amwell Street and the eclectic bars and restaurants of Exmouth Market are close by and it is within easy walking distance of Upper Street and Angel tube, Islington.

Service Charge: £800pa | Ground Rent: £10pa



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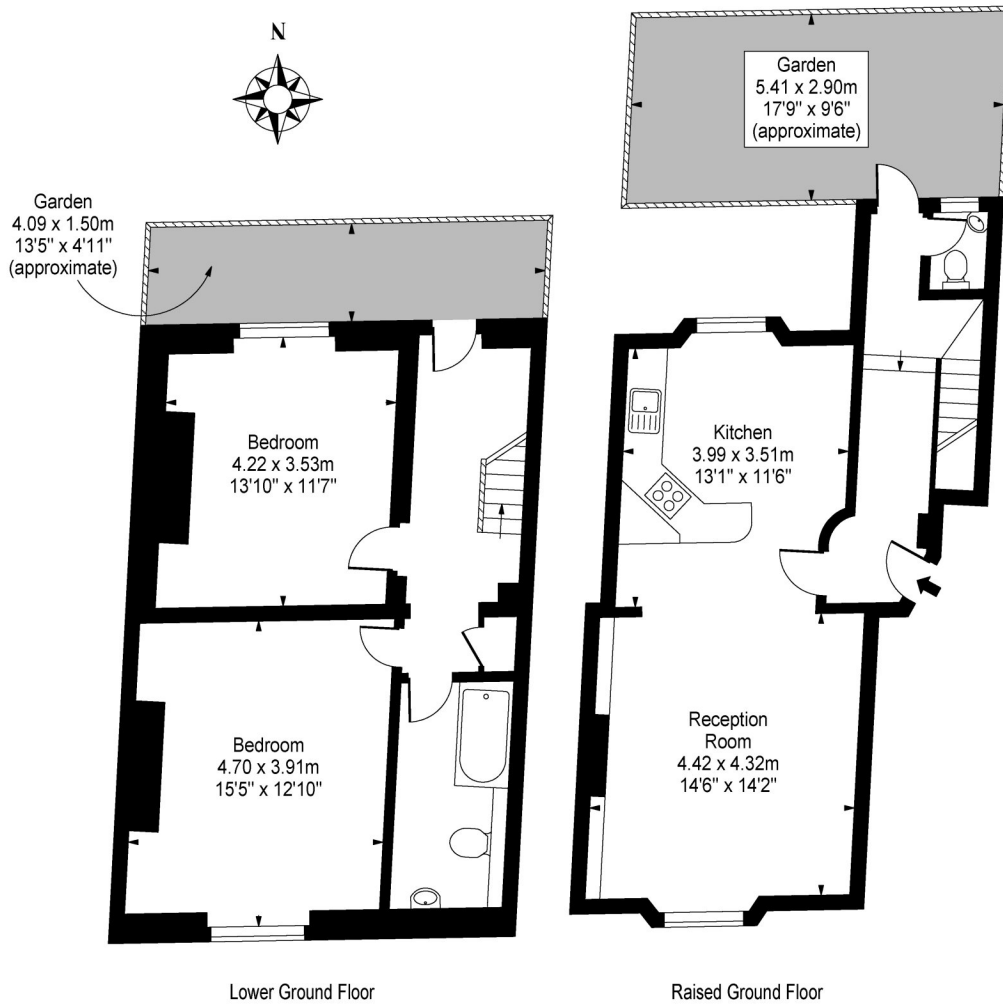
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## Inglebert Street, EC1



Approx Gross Internal Area 995 Sq Ft - 92.44 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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