



GOSWELL ROAD, EC1V
£1,500,000 LEASEHOLD

Winkworth



GOSWELL ROAD, EC1V

Welcome to this stunning three-bedroom, triplex penthouse set on the ever-popular Goswell Road.

Spread over three floors and filled with natural light, this spacious home offers the perfect mix of comfort, style, and flexibility.

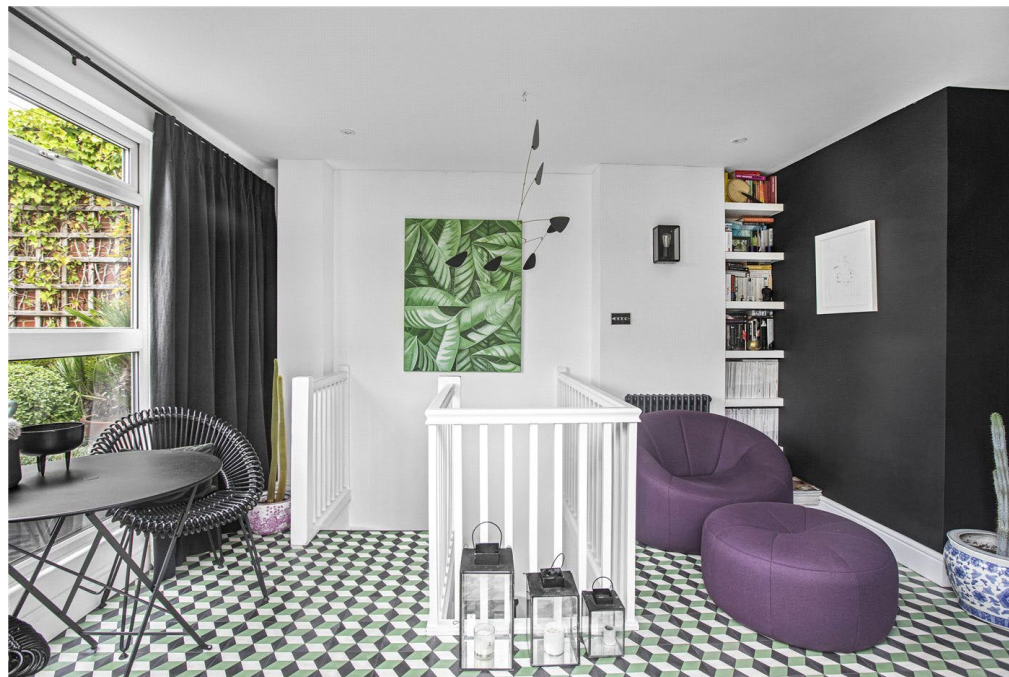
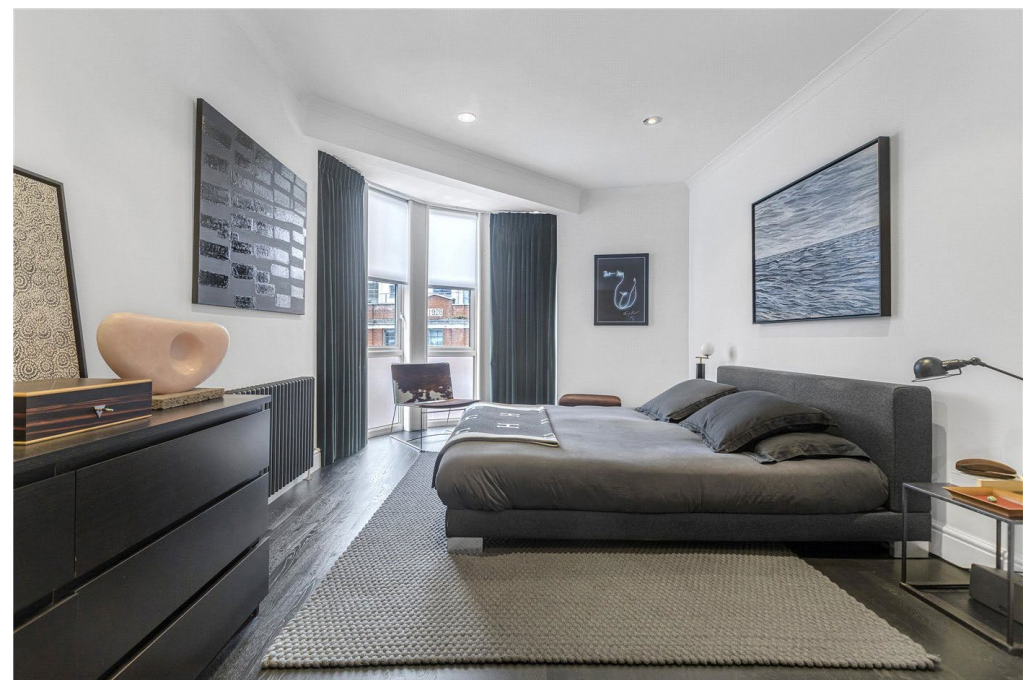
The real showstopper A private, south-west facing roof terrace — perfect for entertaining friends or simply relaxing with a sunset drink. There's also a lovely garden room that works brilliantly as a home office, studio, or even a peaceful reading nook.

Inside, the master bedroom is generously sized, with large windows and its own en-suite shower room. The second bedroom is just as roomy, making it great for guests or as a dedicated workspace. The third bedroom is currently set up as a luxurious walk-in wardrobe, but it can easily be turned back into a comfortable double bedroom if needed.

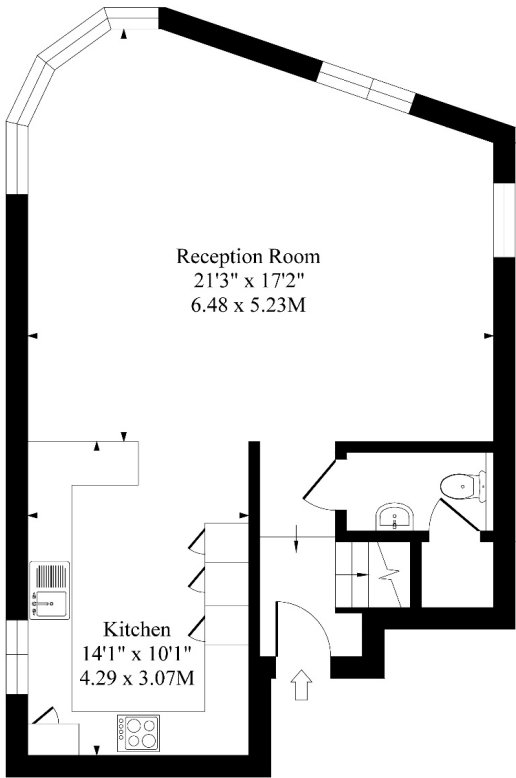
Finished to a high standard with modern fixtures and fittings throughout, this light-filled home is ready for you to move straight in and start enjoying everything it has to offer.



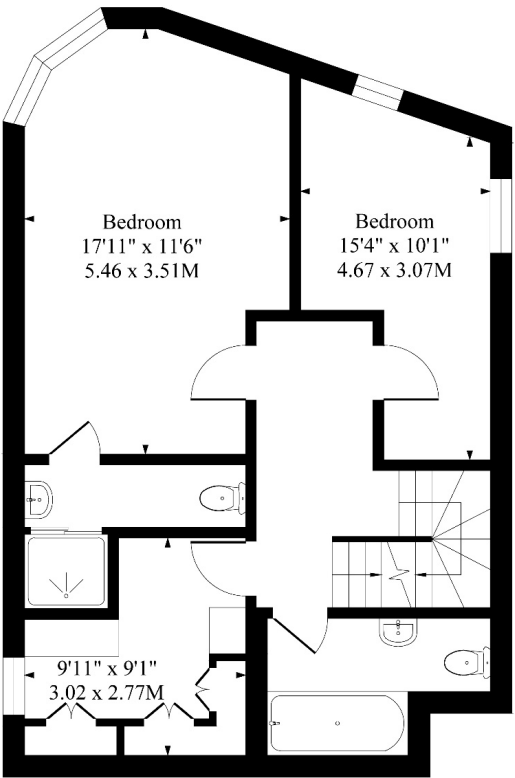
Leasehold: Approx. 172 years remaining
 Service Charge: Approx. £3,000 per annum
 Ground Rent: Approx. £250 per annum
 Council Tax: Band G



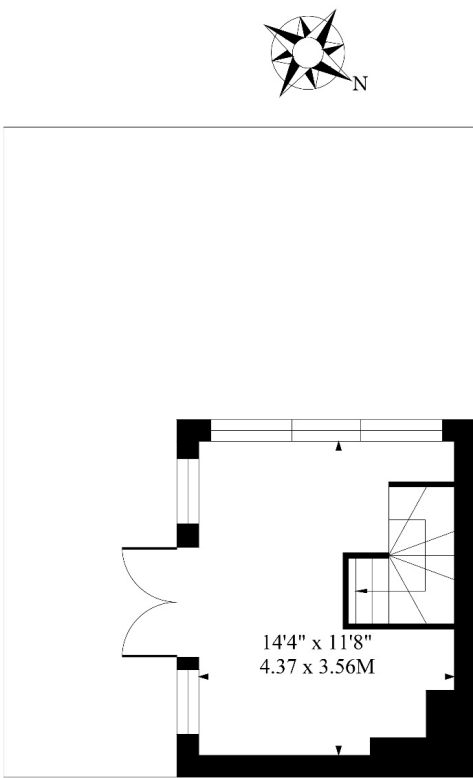
Goswell Road EC1



Third Floor



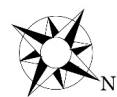
Fourth Floor



Fifth Floor

Approximate Gross Internal Area 1411 Sq Ft - 131.08 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	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Clerkenwell & City | 020 7405 1288 | clerkenwell@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

