



ZIGGURAT BUILDING, SAFFRON HILL, CLERKENWELL, LONDON, EC1N  
£1,000,000 SHARE OF FREEHOLD APPROX. 97 YEARS REMAINING

**AN EXCEPTIONAL FIRST FLOOR APARTMENT IN  
THE ART DECO STYLED ZIGGURAT BUILDING.**

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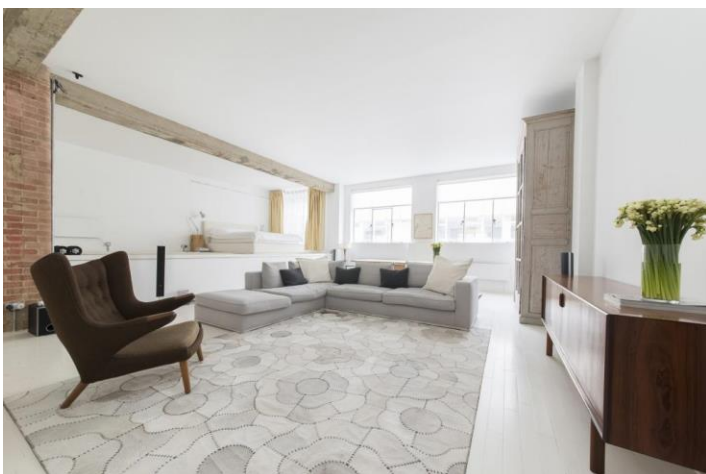
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## DESCRIPTION:

The former print works are located on Saffron Hill and are much sought after. Close to Holborn Circus, Hatton Garden and Smithfield. Both Farringdon & Chancery Lane underground stations are nearby. This fabulous apartment consists of an open plan studio room, bathroom and a kitchen with integrated appliances. The property is finished to an excellent standard and offers incredibly flexible living space. The flat comes with both a share in the freehold and a secure underground parking space. It also benefits from a porter six days a week.



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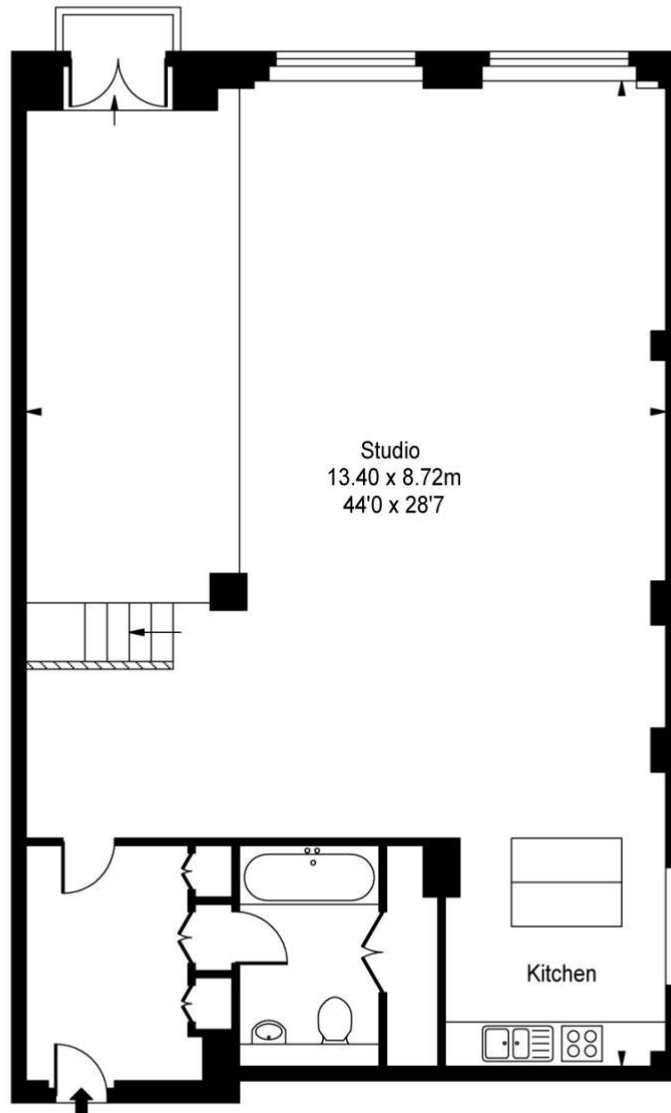
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Ziggurat Building,  
Saffron Hill, EC1N 8QX



Approximate Gross Internal Area  
1258 sq ft / 116.87 sq m

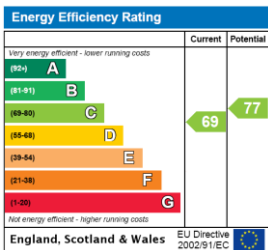


First Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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.



**Tenure:** Share of Freehold  
**Term:** Expires - 25.12.21  
**Service Charge:** Approx. £4,000 per annum  
**Ground Rent:** Approx. £300 Annually (subject to increase)  
**Council Tax Band:** F  
 Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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