



TOMPION STREET, EC1
£650,000 LEASEHOLD

Winkworth



TOMPION STREET, EC1

A stunning two-bedroom, loft-style apartment situated on the fifth floor of this highly sought-after development in the heart of Clerkenwell.

The property offers stylish, contemporary living with the added benefit of a private balcony, providing a peaceful outlook over the beautifully maintained communal gardens.

Mulberry Court is ideally positioned on Tompion Street, surrounded by the vibrant amenities, independent cafés, restaurants and shops of Clerkenwell, with Upper Street and Exmouth Market also within easy reach.

The apartment is exceptionally well connected, with Angel, Old Street, Barbican and Farringdon stations all conveniently nearby, providing excellent access across London and beyond.

Combining a desirable central location with generous living space, a private outdoor area and excellent transport links, this is an outstanding opportunity to enjoy modern city living in one of London's most sought-after neighbourhoods.



Leasehold, approximately 217 years remaining

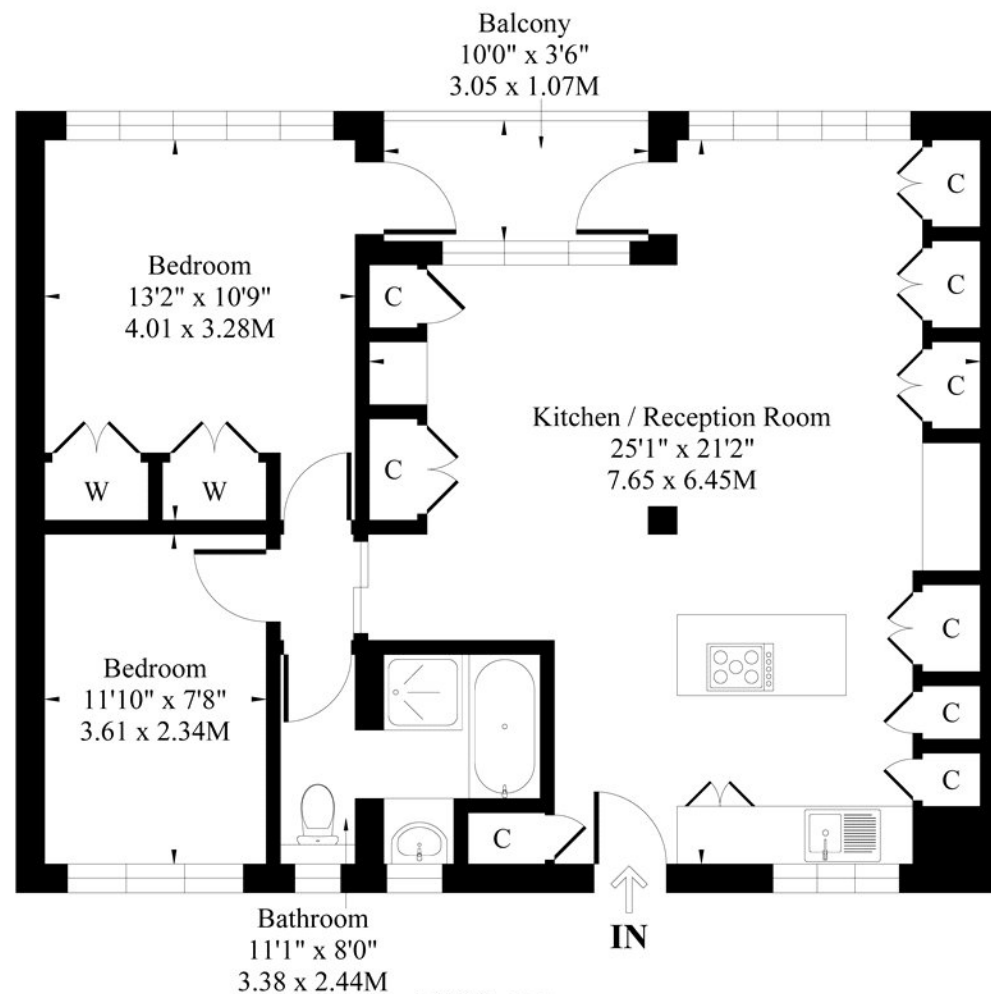
Service Charge: About £3,480 per annum

Ground Rent: About £10 per annum

Council Tax: Islington, Band D



Mulberry Court Tompion Street London EC1V



Fifth Floor

Approx. Gross Internal Area: 765 Sq. Ft / 71.07 Sq. M

Measured in accordance with RICS guidelines.
Every attempt is made to ensure accuracy however all measurements are approximate.
The floor plan is for illustrative purposes only and is not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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