



MICHAEL CLIFFE HOUSE, SKINNER STREET, EC1R
£450,000 LEASEHOLD APPROX. 179 YEARS REMAINING

Winkworth



SKINNER STREET, EC1R

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Situated on the 20th floor with lift access, the property boasts panoramic views over London with many of the famous landmarks visible from the comfort of your living room.

The property comprises of a large modern kitchen complete with integrated appliances which flows into a bright reception area. There is a large double bedroom with built in wardrobes as well as a modern bathroom suite.

Other features include a utility cupboard, ample amounts of storage, intercom entry and daytime concierge service.

Skinner street is ideally located between Angel and Farringdon tube stations, the famous restaurants, cafes and boutique shops on Exmouth Market, Amwell Street and City University. It is within easy reach to the City and the West End.

Ground Rent: £10

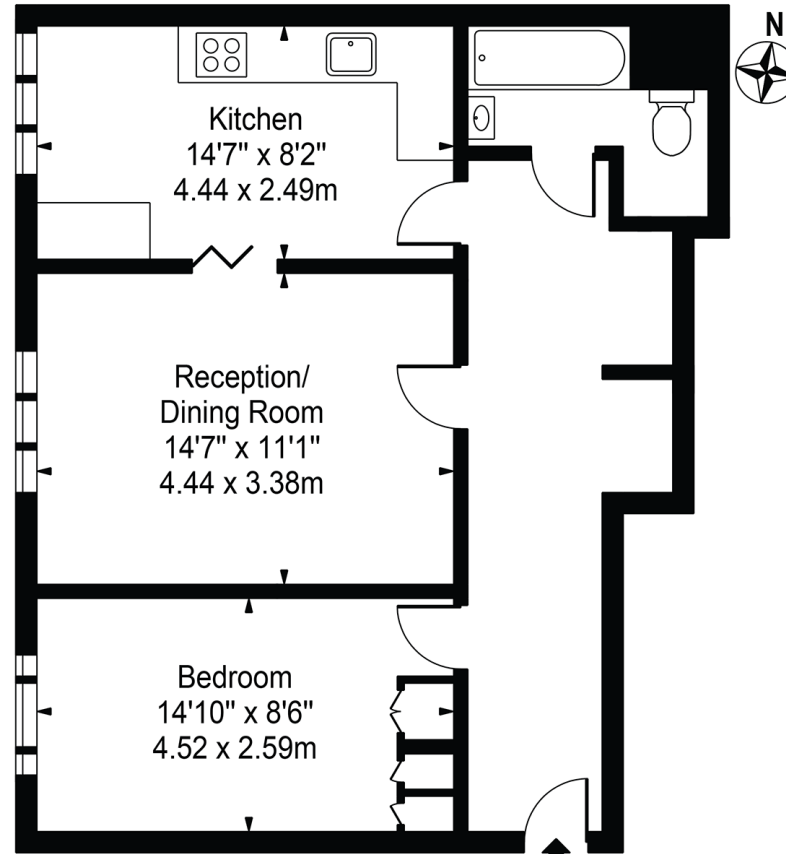
Council Tax: Islington Council Band C





Michael Cliffe House


Approx. Gross Internal Area 614 Sq Ft - 57.04 Sq M



First Floor

For Illustration Purposes Only - Not To Scale

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	64
(39-54)	E		
(21-28)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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