



28 AMWELL STREET, EC1R
OFFERS OVER £850,000 LEASEHOLD

Winkworth



28 AMWELL STREET, EC1R

An immaculately presented and very spacious two bedroom second floor flat within this smart modern block.

This immaculately presented second floor flat is filled with natural light, fitted with high spec features throughout, and boasts a fantastic dual aspect open plan kitchen and living area. The flat offers two large bedrooms and two bathrooms, including one ensuite, as well as a private west facing balcony, off-street parking and ample storage.

Amwell Street and the local area offers an excellent array of amenities as the shops, bars and restaurants of Exmouth Market.

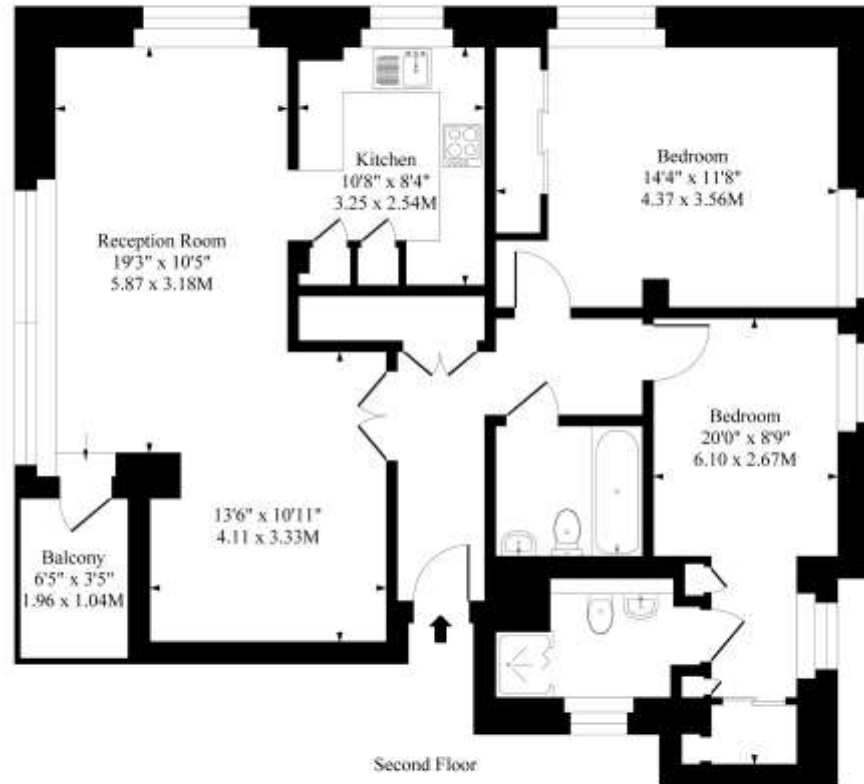
The nearest public transport links are King's Cross St Pancras (London Underground/Overground as well as Eurostar connections), Farringdon and Angel Stations. There are also multiple bus links, linking areas such as the West End and the City.

Leasehold: Approx. 111 years remaining
 Service Charge: Approx. £6,000 per annum
 Ground Rent: Approx. £200.00 per annum
 Council Tax Band: F



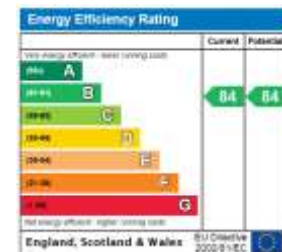


Amwell Street EC1



Approximate Gross Internal Area 933 Sq Ft - 86.67 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.



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.

Winkworth