

GILTSPUR STREET, LONDON, EC1A
£9000,000 SHARE OF FREEHOLD

A UNIQUE, AWARD WINNING, ARCHITECT DESIGNED, SPLIT-LEVEL APARTMENT WITH SOARING CEILINGS, HUGE ORIGINAL WINDOWS AND IMPRESSIVE VOLUME.

Leasehold: 974 years remaining | Service Charge: £3450 PA | Ground Rent: Peppercorn

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

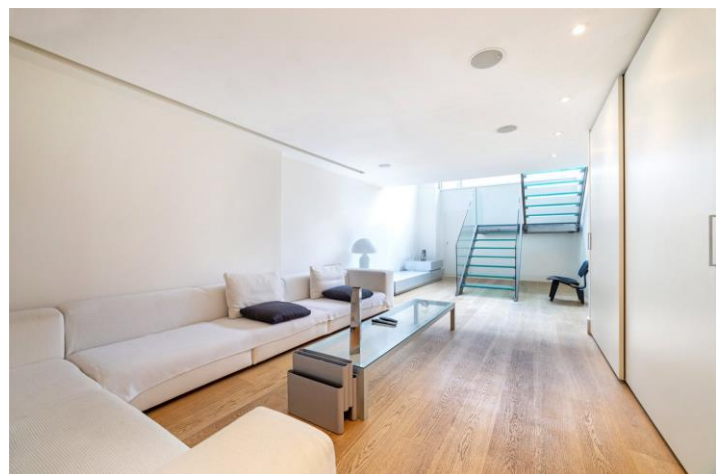
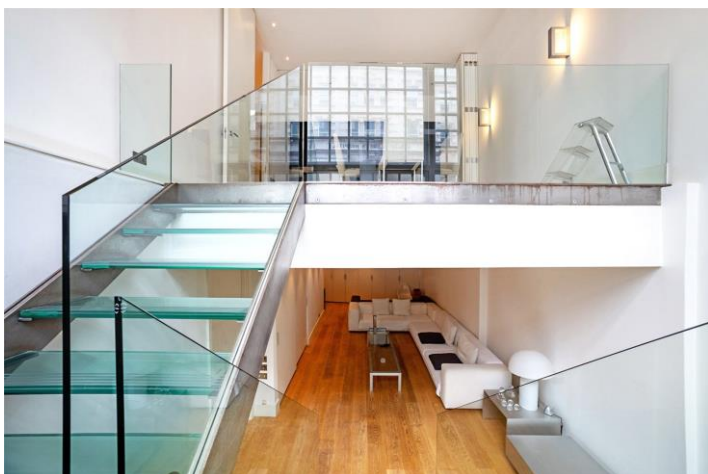
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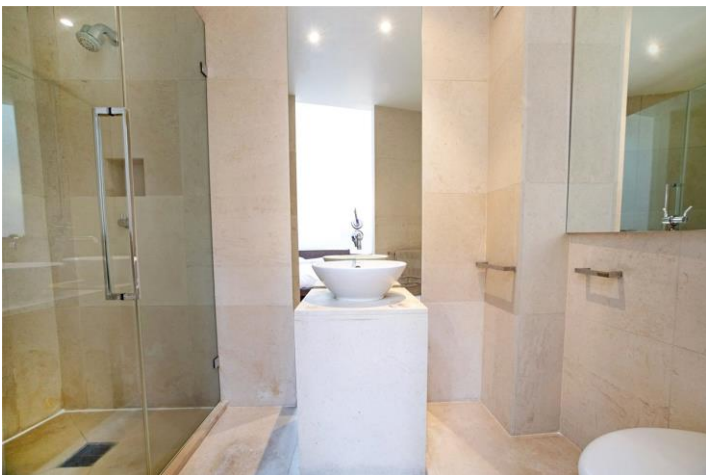


DESCRIPTION: The property is situated on the ground and lower ground floors of a handsome Edwardian redbrick directly opposite the Bart's Hospital Portico. The ground floor comprises a superb open-plan bespoke kitchen and dining room and beyond is the large bedroom with high reaching ceilings and a modern en-suite bathroom. Downstairs is the reception giving over 500 square foot of entertaining space. There are large under-pavement vaults, further storage, and a guest WC. Historic Giltspur Street is an excellent location for access to the City and The West End. There are excellent transport links at Barbican, Chancery Lane and Farringdon station which is the only station in London with direct lines to all London based airports making it arguably London's most sought-after transport hub.



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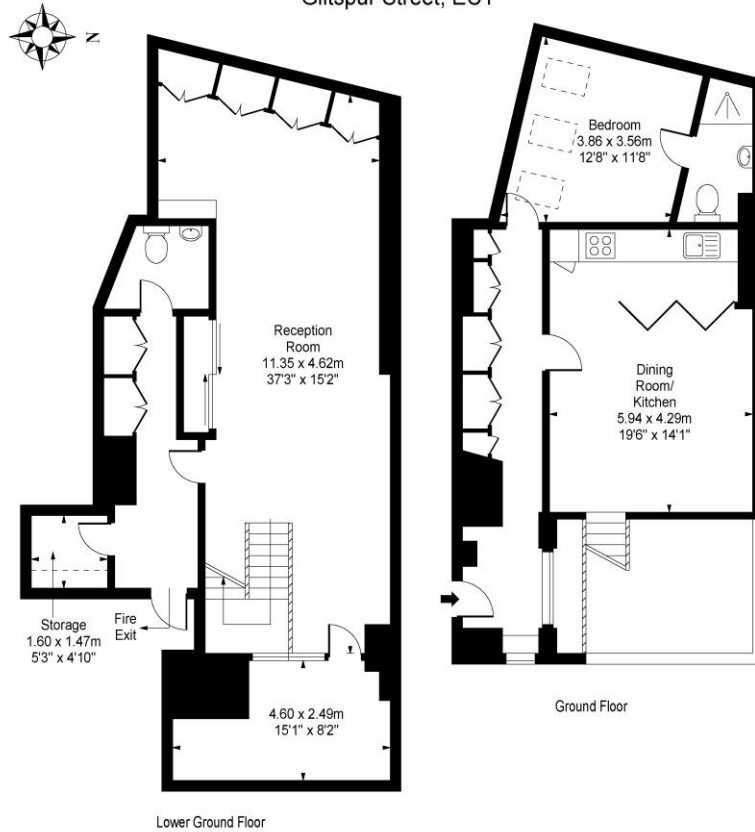
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Giltspur Street, EC1



Approx Gross Internal Area 1426 Sq Ft - 132.47 Sq M

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.

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.

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