



**ST. JOHN STREET, EC1V**  
**£450,000 LEASEHOLD**

**DESCRIPTION:**

A bright one-bedroom flat arranged on the first floor of a converted Georgian town house set on the attractive St. John Street. With impressive floor to ceiling sash windows off the open plan kitchen reception, this quiet property has a large tiled bathroom and good size double bedroom at the rear. Offered with a long lease and no onward chain. St. John Street and the local area offers an excellent array of amenities as the shops, bars and restaurants of Clerkenwell, Exmouth Market and Upper Street are just moments away. The nearest public transport links are Farringdon (newly opened Crossrail) and Angel Stations. There are also multiple bus links, linking areas such as the West End and the City.

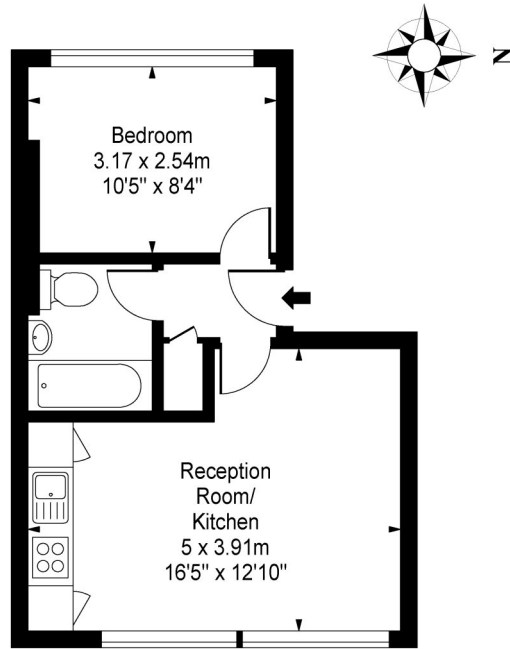
Tenure – Leasehold- 91 years remaining | Ground Rent- £10 p/a | Service Charge- £850 p/a approx. | Council Tax: Islington Council Band C

Clerkenwell | 020 7405 1288 | [clerkenwell@winkworth.co.uk](mailto:clerkenwell@winkworth.co.uk)

**Winkworth**

for every step...

# St. John Street, EC1V

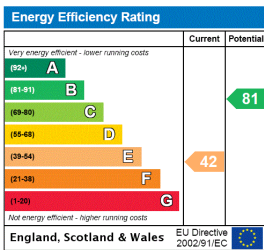


First Floor

Approx Gross Internal Area 344 Sq Ft - 31.96 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.



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



for every step...

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.