



MERLINS COURT, 30 MARGERY STREET, LONDON, WC1X
£650,000 SHARE OF FREEHOLD

**A LARGE GROUND FLOOR, TWO BEDROOM
FLAT WITH A PRIVATE BALCONY.**

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

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DESCRIPTION:

Offered with a Share of Freehold and comprising of approximately 736 square feet of internal space the flat has two double bedrooms, a spacious and light open plan kitchen / reception that leads on to a private South facing balcony.

It also has access to a large communal roof terrace.

Ideally located for Exmouth Market and Amwell Street, it is also a short walk from Farringdon Station (impending Crossrail).



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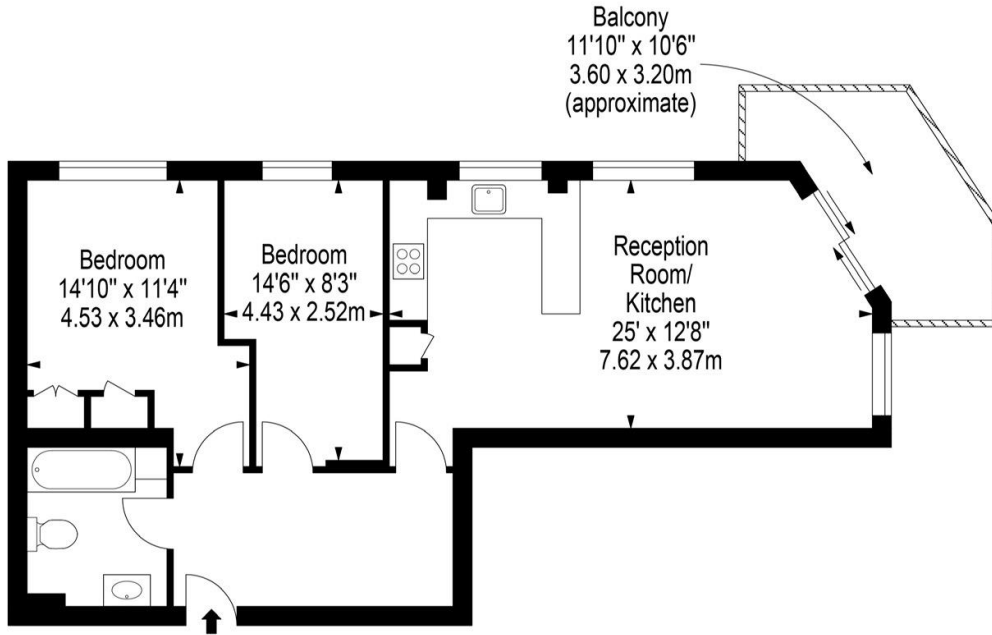
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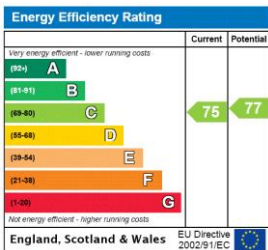


Ground Floor

Approx Gross Internal Area **736 Sq Ft - 68.37 Sq M**

Floor Plan Supplied For Identification Purposes Only And May Not Be Accurate
Floor Plan by www.elegantmediasolution.com

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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