



AMWELL STREET, LONDON, EC1R
£450,000 LEASEHOLD

**A SURPRISINGLY BRIGHT AND EXCEPTIONALLY WELL LOCATED
ONE BEDROOM FLAT SET IN THE HEART OF AMWELL VILLAGE.**

103 years on the lease | £900 p/a Service Charge | £10 p/a Ground Rent

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

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DESCRIPTION:

The apartment is located on the lower ground floor of a Grade II listed house and comprises of a double bedroom overlooking the communal gardens to the rear, a family bathroom, a kitchen and a semi open plan reception room with west facing sash windows. Amwell Street and the local area offers an excellent array of amenities as the shops, bars and restaurants of Clerkenwell, Exmouth Market, King's Cross and Islington are just moments away. 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.



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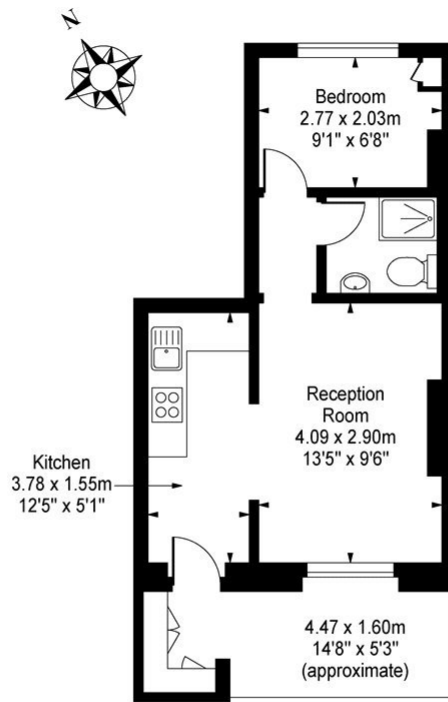
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Amwell Street, EC1



Lower Ground Floor

Approx Gross Internal Area 320 Sq Ft - 29.73 Sq M

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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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