



ROSEBERY COURT, LONDON, EC1R
OFFERS IN EXCESS OF £500,000

A TWO BEDROOM APARTMENT, SITUATED ON THE SECOND FLOOR OF THIS MODERN PURPOSE-BUILT DEVELOPMENT.

Leasehold: To 2138 so 114 remaining | Service Charge: £4200 PA incl. reserve fund | Ground Rent: £25 PA | Islington Band E £2218

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

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DESCRIPTION:

Comprising double bedroom and a good single bedroom, separate fitted kitchen, bathroom, and twin aspect reception. The property is in fair condition, but most buyers would wish to update and refresh. Rosebery Court has lift access, half day portorage and communal gardens. The building is well located on Rosebery Avenue, within walking distance to Farringdon and Angel tube stations and is very close to Exmouth Market and Sadler's Wells Theatre. It is ideal for an easy commute both to the West End and the City.



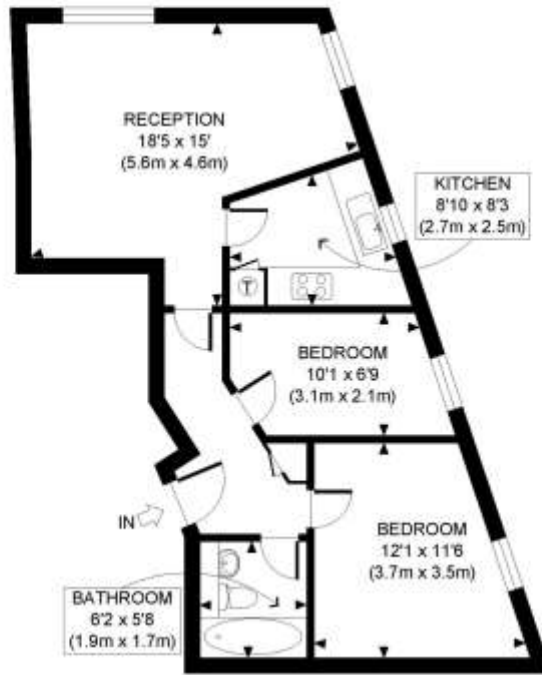
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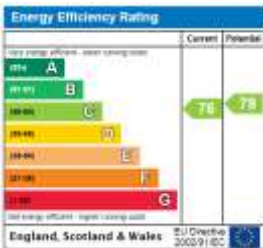
FOURTH FLOOR
GROSS INTERNAL
FLOOR AREA 535 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 535 SQ FT/ 50 SQM

PROPERTY PHOTO PLANS .CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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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