



CLAREMONT SQUARE, LONDON, N1  
**£450,000 LEASEHOLD**

**A BRIGHT ONE BEDROOM FLAT ARRANGED ON THE FIRST FLOOR OF A CONVERTED GRADE II LISTED GEORGIAN TOWN HOUSE SET ON THE ATTRACTIVE CLAREMONT SQUARE.**

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#### DESCRIPTION:

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, there is also access to a large communal garden. Offered with a long lease and no onward chain. Claremont Square 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 (impending Crossrail) and Angel Stations. There are also multiple bus links, linking areas such as the West end and the City.

Lease: 105 years | Service charge: £1,100 p/a | Ground rent: £10 p/a



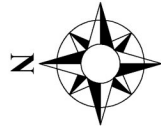
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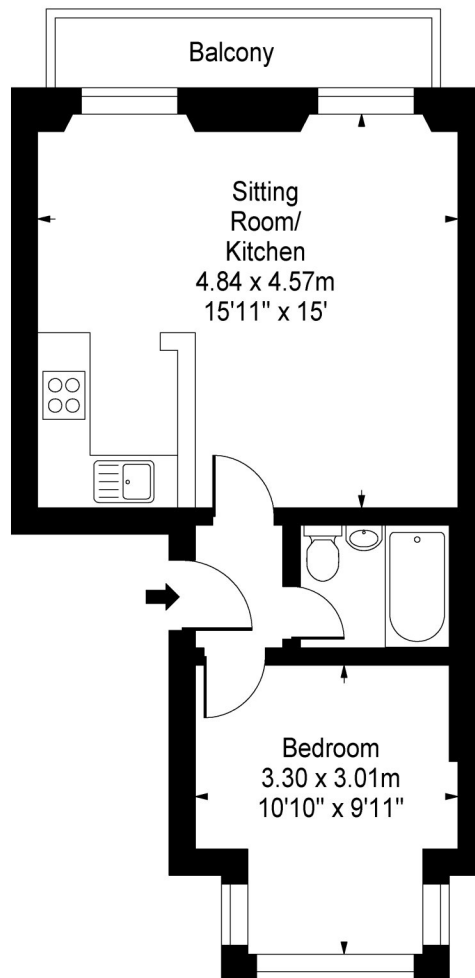




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Claremont Sq, N1



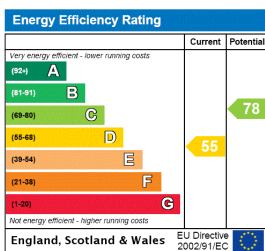
First Floor

Approx Gross Internal Area

387.36 Sq Ft - 36 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy  
However all measurements are approximate.  
The floor plan is illustrative purposes only and is not to scale

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