

BOURNE ESTATE, LONDON, EC1
£525,000 LEASEHOLD

Winkworth



BOURNE ESTATE, LONDON, EC1N

A good sized two-bedroom first floor flat in a superb Grade II listed Edwardian estate.

This quiet apartment comprises of a separate modern eat-in kitchen, a fully fitted family bathroom, two double bedrooms one with a small ensuite and a large reception room.

The location offers easy access to the city and the West End with local transport links including Farringdon Station, Chancery Lane underground station and numerous bus links.

Tenure: Leasehold

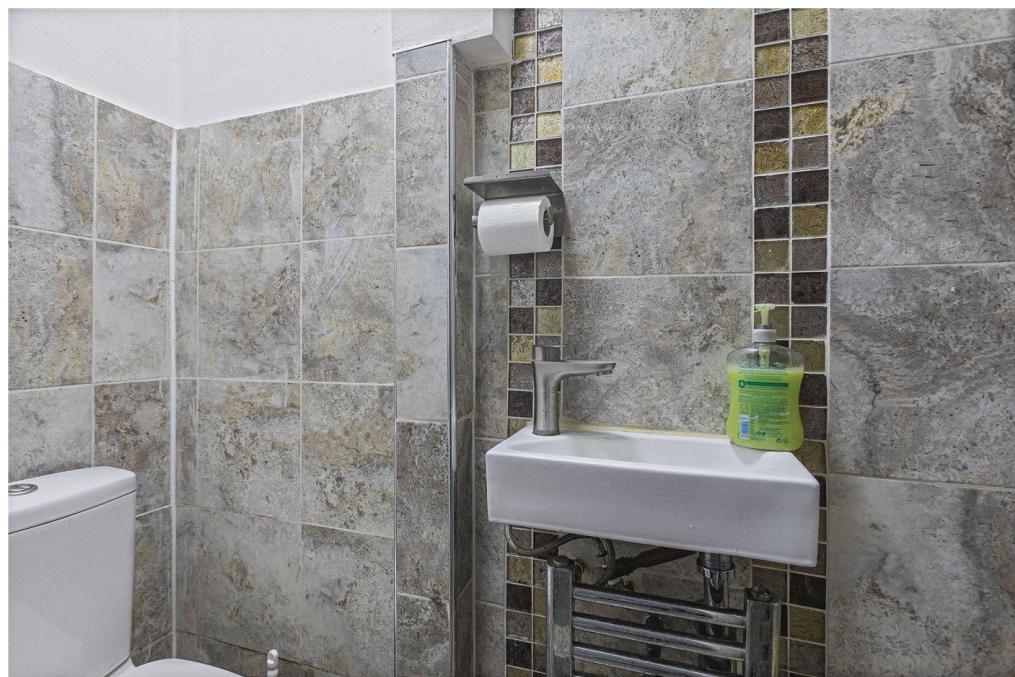
Lease Length: 203 years and 11 months

Service charge: Approximately £1,500 pa

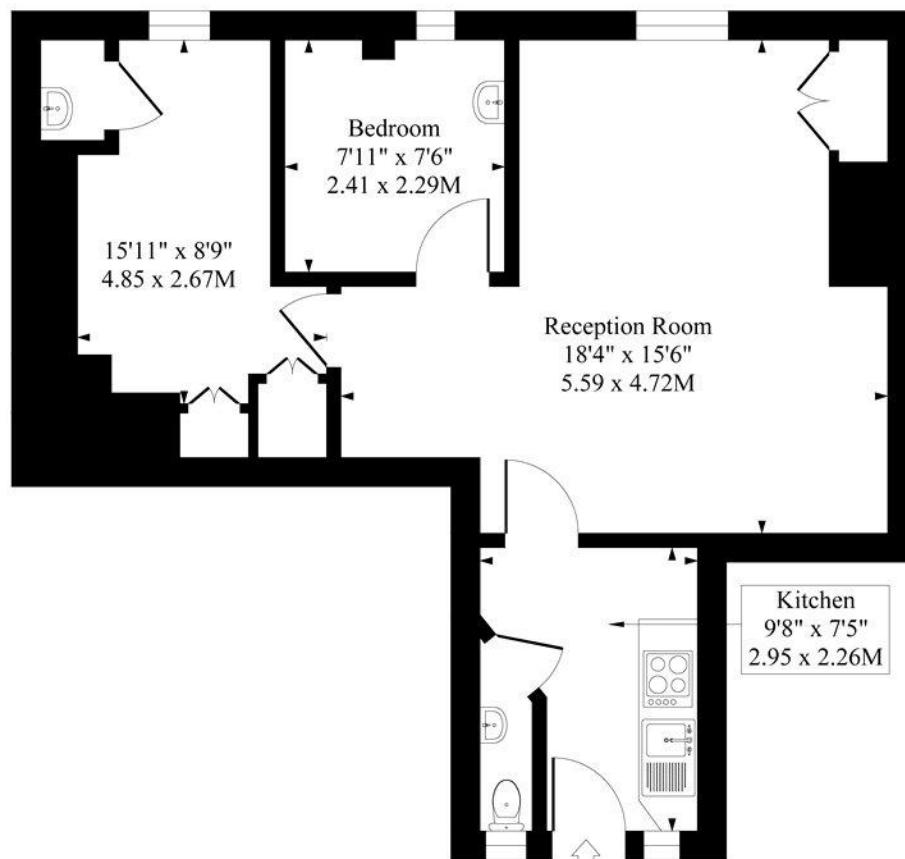
Ground rent: Approximately £10 pa

Council Tax: Band D – Approximately £1,900 pa





Scrope Building, Bourne Estate, EC1N



First Floor

Approximate Gross Internal Area **523 Sq Ft - 48.58 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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