

CRUIKSHANK STREET, LONDON, WC1X
£450,000 LEASEHOLD

A ONE BEDROOM SECOND FLOOR PERIOD CONVERSION, IN AN EARLY VICTORIAN TERRACED HOUSE SET WITHIN THE FINSBURY CONSERVATION AREA ON CRUIKSHANK STREET. 93 year lease | Service Charge: approx. £750pa | Ground Rent: £10pa

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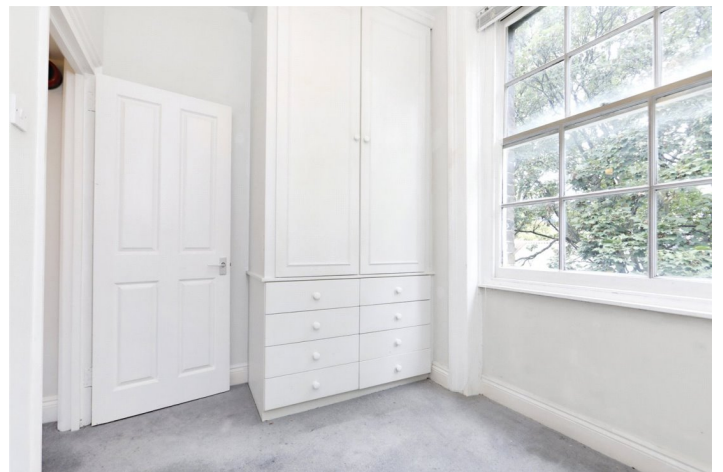
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DESCRIPTION:

The property is well presented but could do with a little TLC, comprises large open plan reception, double bedroom and modern fitted bathroom. The property benefits from use of a large communal garden. Cruikshank Street is within a five minute walk to the transport links of Kings Cross, Farringdon and Angel. The property is close to Percy Circus, Great Percy Street, Amwell Street and Myddelton Square. Bars, cafes, restaurants and boutiques are found on Amwell Street, Upper Street and Exmouth Market.



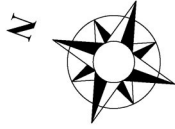
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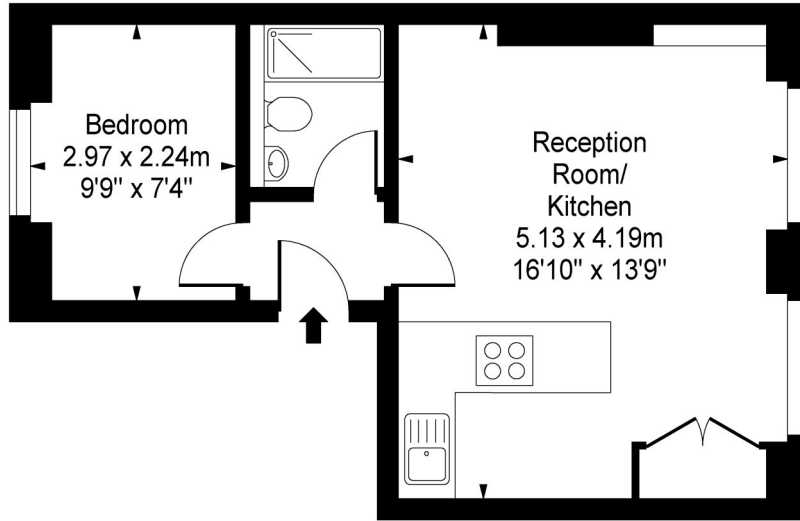


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Cruikshank Street, WC1

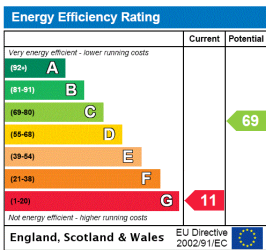


Second Floor

Approx Gross Internal Area 346 Sq Ft - 32.14 Sq M

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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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