



VINE HILL, LONDON, EC1R  
£545,000 LEASEHOLD WITH SHARE OF FREEHOLD





## VINE HILL, LONDON, EC1R

### Smart two Bedroom Apartment – Vine Hill, Clerkenwell.

A bright and modern apartment just moments from Farringdon Station.

The property offers a spacious living and dining area with a recessed kitchen, a good-sized double bedroom, and a modern bathroom.

Located on Vine Hill, you're close to Hatton Garden and just a short walk from Farringdon Station, which offers excellent transport links via the Underground, National Rail, and the Elizabeth Line. It's one of the few stations in London with direct access to all major airports.

Clerkenwell is known for its great restaurants, bars, and galleries – a lively and well-connected area that still feels like a hidden gem.

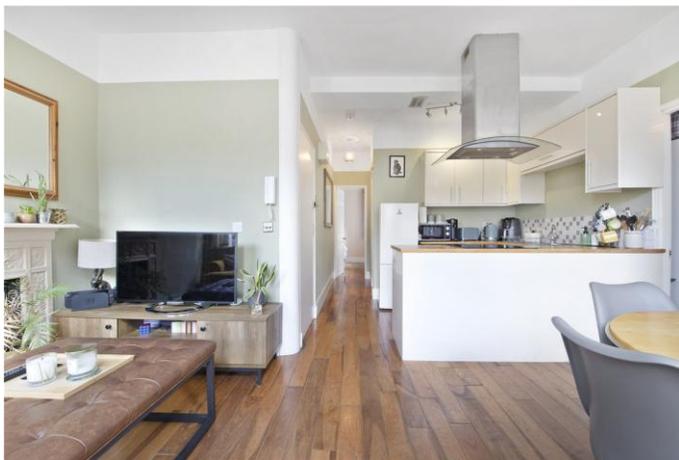
Perfect for professionals or anyone looking for a central London home.

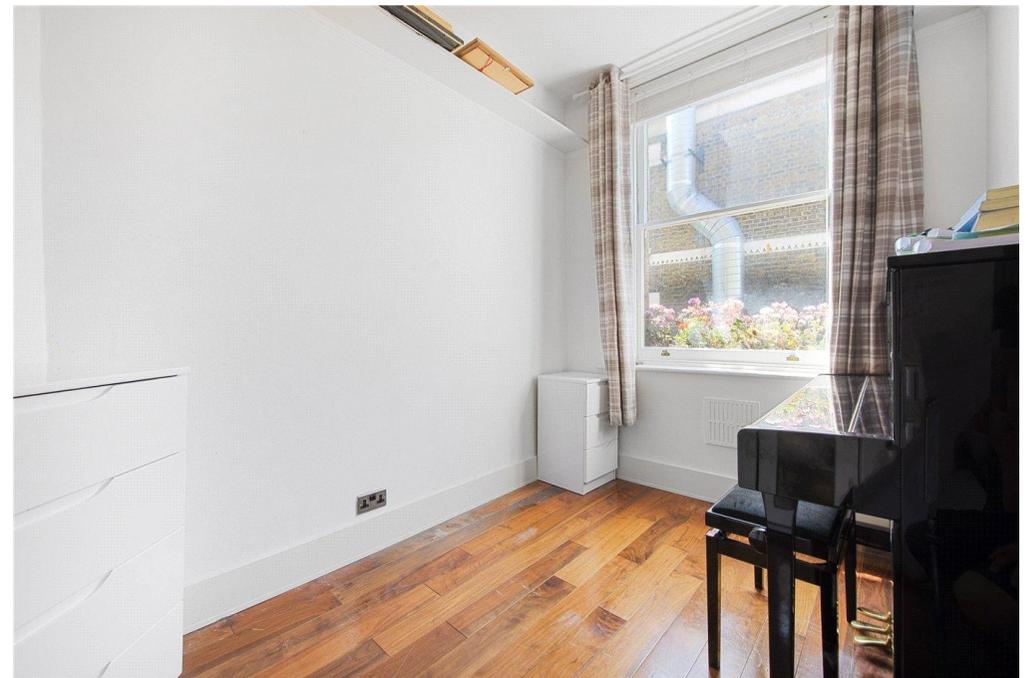
Leasehold: Approx. 991 years remaining

Service Charge: Approx. £2,550.12 (£637.53 quarterly)

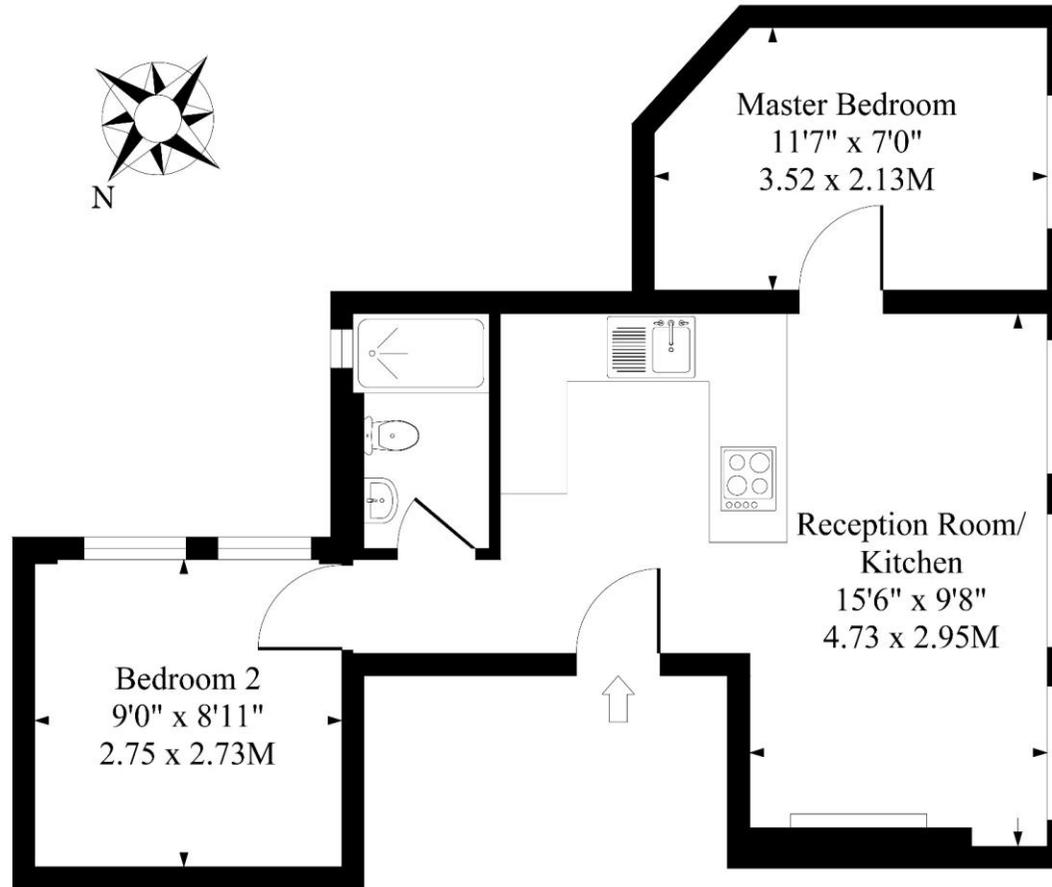
Ground Rent: N/A

Council Tax: Band E





Flat 2, 6 Vine Hill EC1



Second Floor

Approximate Gross Internal Area 424 Sq Ft - 39.47 Sq M

Measured in according 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	71 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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