



CENTRAL STREET, EC1
£375,000 LEASEHOLD

Winkworth



CENTRAL STREET, EC1

A well-presented one-bedroom apartment, set on the fourth floor of a purpose-built block.

The property is in excellent condition throughout and offers a bright, dual-aspect reception room with ample space for both living and dining, opening directly onto a private balcony. A separate, modern fitted kitchen features contemporary cabinetry, integrated appliances and stylish finishes.

The accommodation further comprises a spacious double bedroom with large windows allowing for plenty of natural light, a sleek, fully tiled bathroom, and useful built-in storage in the hallway.

With its abundance of light, well-thought-out layout and elevated position, this apartment would make an ideal home or investment opportunity.

Leasehold: About 115 years remaining

Ground Rent: About £10 pa

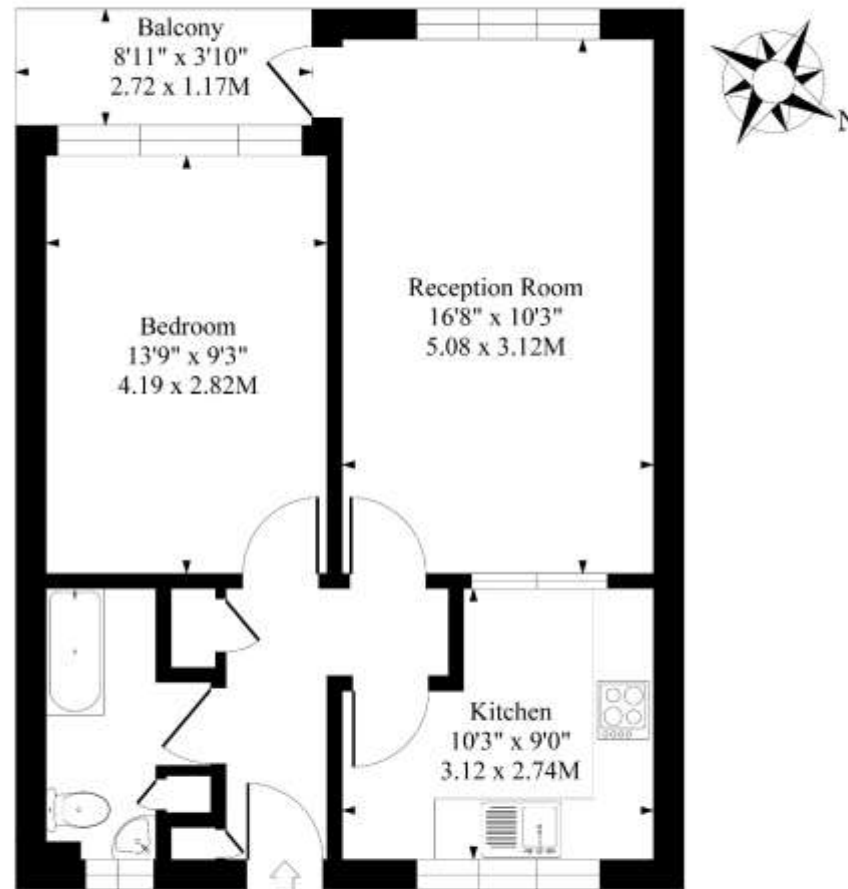
Service Charge: About £3,900 pa

Council Tax: Band C, Islington





Macclefield House, Central Street, EC1V



Fourth Floor

Approximate Gross Internal Area 503 Sq Ft - 46.73 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 | | |
| 55-68 | D | 60 D | 60 D |
| 35-54 | E | | |
| 21-34 | F | | |
| 1-20 | G | | |

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