



ACTON STREET, LONDON, WC1X
£825,000 LEASEHOLD

THIS UNIQUE 2 BEDROOM APARTMENT IS LOCATED ON THE TOP FLOOR OF A MODERN PURPOSE-BUILT BLOCK.
Service Charges: £3800pa | Ground Rent: £250pa

Clerkenwell | 020 7405 1288 | clerkenwell@winkworth.co.uk

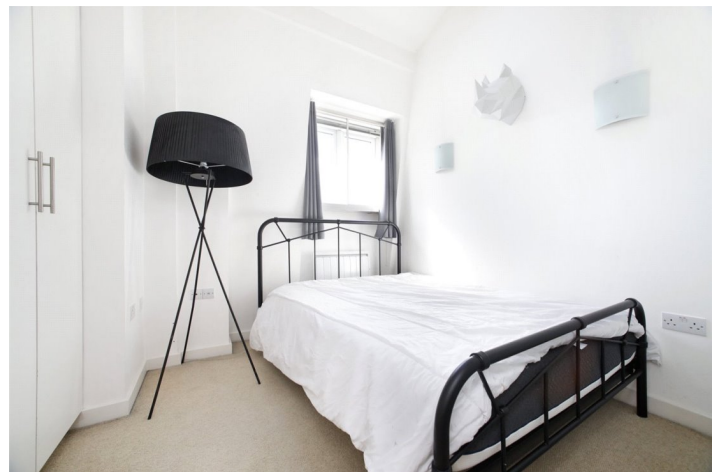
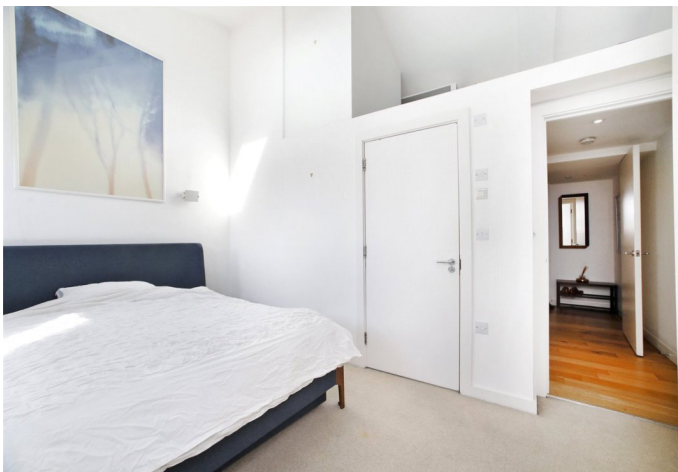


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DESCRIPTION: The property comprises of a huge, dual aspect, open plan reception room with kitchen and dining area. The master bedroom has its own ensuite shower room and mezzanine, along the hall is a family bathroom and a second double bedroom also with a mezzanine level. The property further benefits from wooden floors in the reception room and exceptionally high 13ft ceiling. Centrally located between Bloomsbury, Kings Cross, Islington, and Clerkenwell this property boasts excellent transport links and is within walking distance to the West End, City and Southbank. Green spaces abound with Bloomsbury's famous gardens on your doorstep and Regent's Canal just a short walk north, leading to Camden, Primrose Hill and Regent's Park. Farringdon's Elizabeth Line takes you to Heathrow in just over 30mins. Local amenities are plentiful with the bars, restaurants and shops of Exmouth Market, Coal Drops Yard and Upper Street only a short walk away. A large Waitrose supermarket is located in the nearby Brunswick Centre, as well as a six-screen Curzon cinema.



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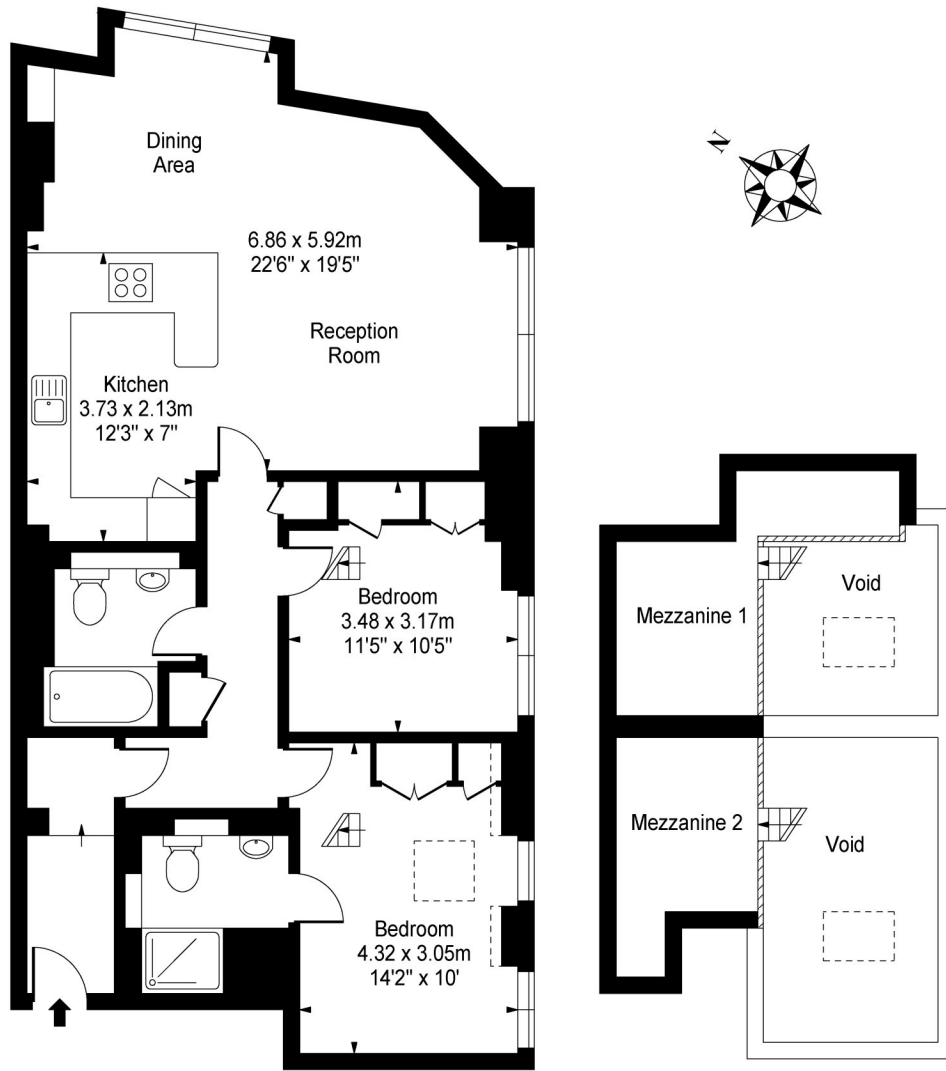
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Acton Street, WC1



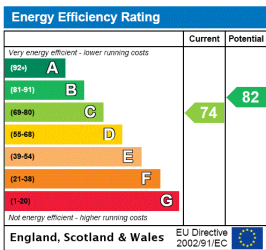
Third Floor

Approx Gross Internal Area 916 Sq Ft - 85.10 Sq M

Mezzanine Area 137 Sq Ft - 12.73 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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