



WREN STREET, WC1
£800,000 LEASEHOLD

Winkworth



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A charming and well-presented two double bedroom, split-level garden flat located on Wren Street.

The flat is arranged over the ground and lower ground floors of a Grade II listed Georgian townhouse and comprises two double bedrooms, a fitted bathroom with marble tiles, an open-plan modern kitchen/reception room, and a large south-facing patio garden.

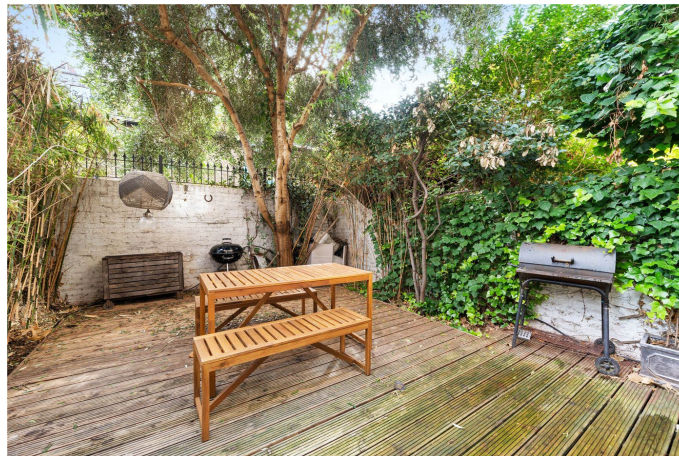
Wren Street is located between Gray's Inn Road and Calthorpe Street and overlooks St Andrew's Gardens. The West End, Chancery Lane, Holborn, King's Cross and the City are all within walking distance.

Tenure: Leasehold, approximately 96 years remaining

Service Charge: £1,000 per annum

Ground Rent: £10 per annum

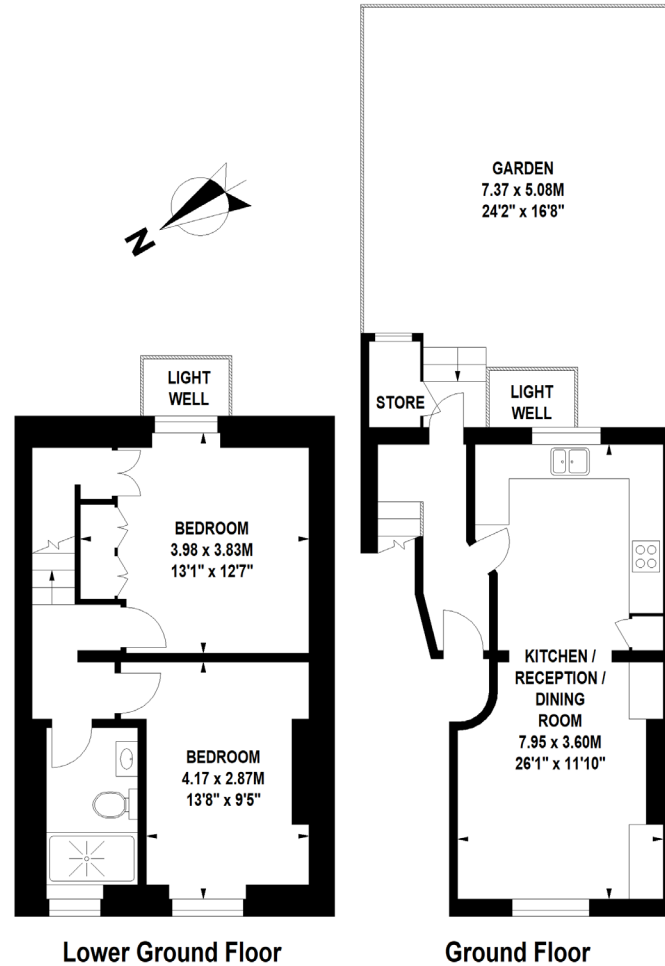
Council Tax: Band D, Camden Council





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Approximate Gross Internal Area 72 sq.m / 775 sq. ft



Floor Plan produced for WINKWORTH by Mays Property Marketing © . Tel 020 3397 4594
Illustration for identification purposes only. Not to scale.

Orientation, measurements, and other details are approximate and for guidance only,
purchasers should verify details independently.

Where a room has a sloping ceiling the dotted line marks 1.50M height,
and all measurements shown are at floor level.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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