



ST. JOHN STREET, EC1
£500,000 LEASEHOLD

Winkworth



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Set within the sought-after Stirling Court development in the heart of Clerkenwell, this beautifully refurbished first-floor apartment offers well-balanced living in one of Central London's most vibrant neighbourhoods.

Extending to approximately 509 sq ft, the property comprises a generous reception/dining room with excellent natural light, a modern separate kitchen, a spacious double bedroom, contemporary bathroom, and a versatile second bedroom, ideal as a home office or guest room.

LOCATION

Set within the sought-after Stirling Court development in the heart of Clerkenwell, this beautifully refurbished first-floor apartment offers stylish, well-balanced living in one of Central London's most vibrant neighbourhoods.

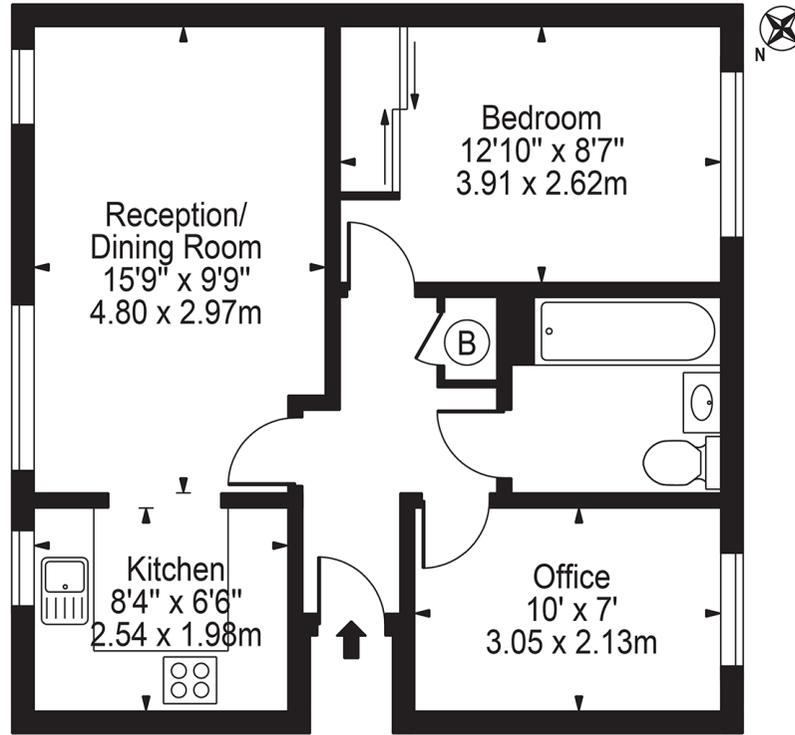
Tenure: Leasehold, approximately 970 years remaining
Ground Rent: About £410 per annum
Service Charge: About £2,998.30 per annum
Council Tax: Band E, Islington Council





Stirling Court

Approx. Gross Internal Area 509 Sq Ft - 47.29 Sq M



First Floor

For Illustration Purposes Only - Not To Scale

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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