



CRUIKSHANK STREET, WC1X
£420,000 LEASEHOLD

A ONE BEDROOM PERIOD CONVERSION, IN AN EARLY VICTORIAN TERRACED HOUSE SET WITHIN THE FINSBURY CONSERVATION AREA ON CRUIKSHANK STREET.

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DESCRIPTION:

The property is well presented and comprises an open plan reception with modern fitted kitchen, wood floors, original panelling and sash windows, double bedroom and modern fitted bathroom. The property benefits from use of a large communal garden.

Cruikshank Street is within a five-minute walk to the transport links of Kings Cross, Farringdon (impending Crossrail) and Angel. The property is close to Percy Circus, Great Percy Street, Amwell Street and Myddelton Square. Bars, cafes, restaurants and boutiques are found on Amwell Street, Upper Street and Exmouth Market.



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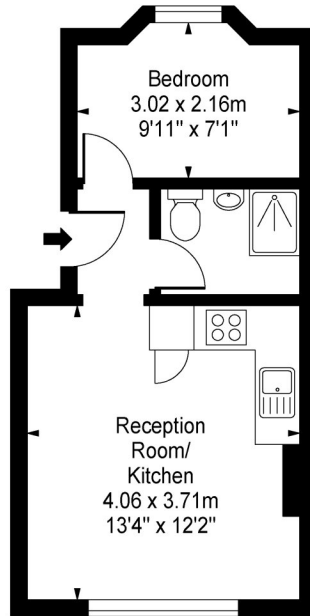
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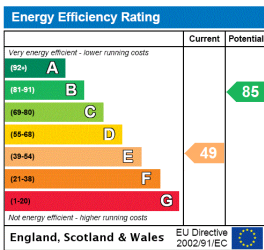


Ground Floor

Approx Gross Internal Area 284 Sq Ft - 26.38 Sq M

This floor plan should be used as a general outline for guidance only and 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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