



GREENWOOD HOUSE, ROSEBERY AVENUE, LONDON, EC1R
£625,000 LEASEHOLD

A BRIGHT AND WELCOMING THREE BEDROOM, TOP FLOOR FLAT SET WITHIN A WELL-KEPT DEVELOPMENT JUST 100M FROM THE POPULAR CAFE CULTURE OF EXMOUTH MARKET.

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

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DESCRIPTION:

Presented chain-free and vacant. This spacious property boasts three double bedrooms, two bathrooms and a generous reception. Well-presented throughout with a separate kitchen diner and private balcony. Great travel links with Farringdon Tube nearby.



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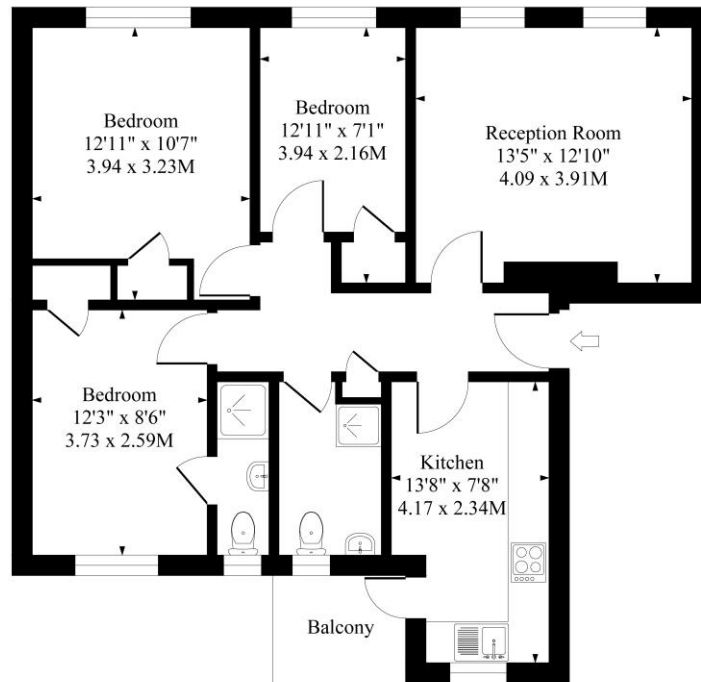
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Rosebery Avenue Ec1R



Second Floor

Approximate Gross Internal Area 764 Sq Ft - 71.00 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 82 year and 0 months

Service Charge: Approx. £1,796 per annum

Ground Rent: Approx. £10 Annually (subject to increase)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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