



RAWSTORNE STREET, EC1V  
£415,000 LEASEHOLD

Winkworth





## RAWSTORNE STREET, EC1V

**A one bedroom flat on the second floor of this low rise development in Rawstorne Street near Angel.**

Comprising a bright and airy reception, fully equipped kitchen and double bedroom. The property also boasts a communal roof terrace and intercom entry.

Rawstorne Street is close to Goswell Road and St John Street. Well located for easy commute to the City as well as being close to the bars and restaurants in Angel.

Leasehold: Approx. 178 years remaining

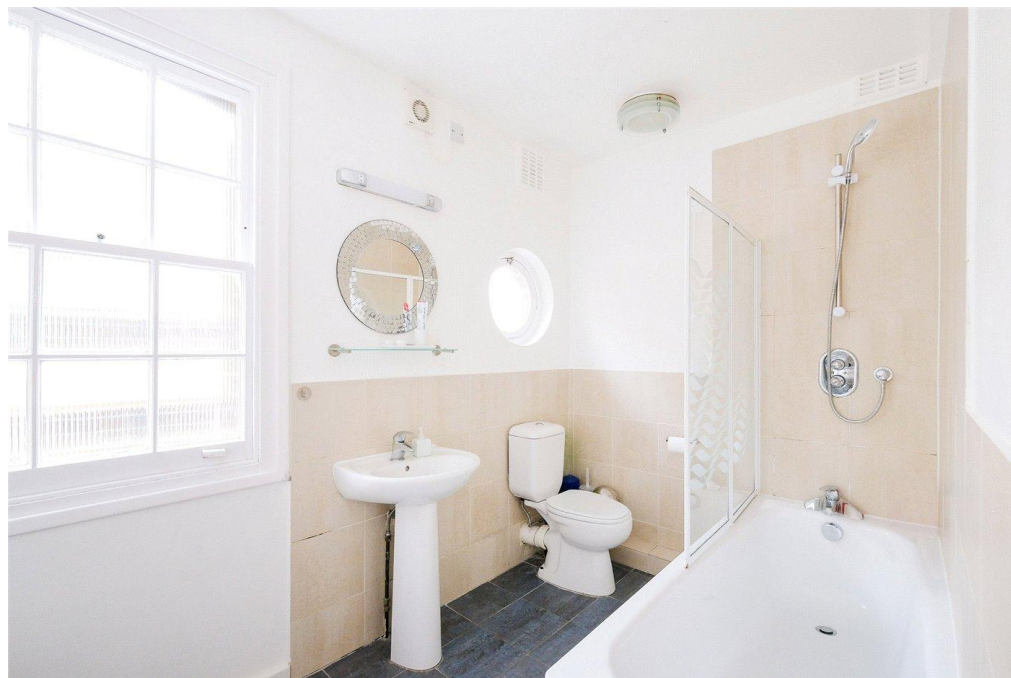
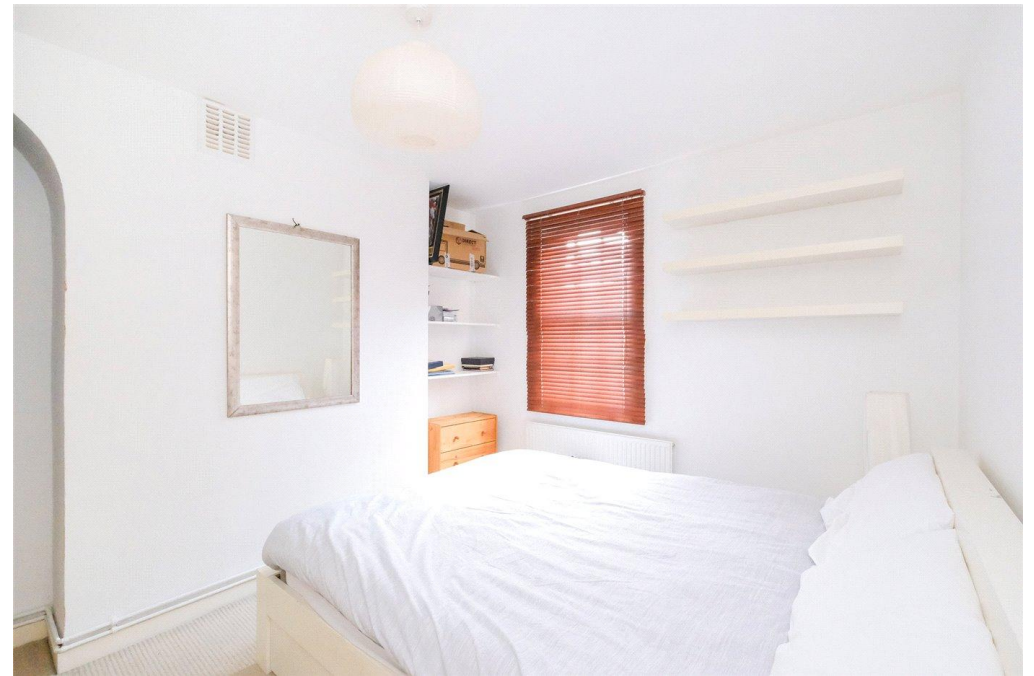
Service Charge: Approx. £1,600 per annum

Ground Rent: Approx. £10 per annum

Council Tax: Band C

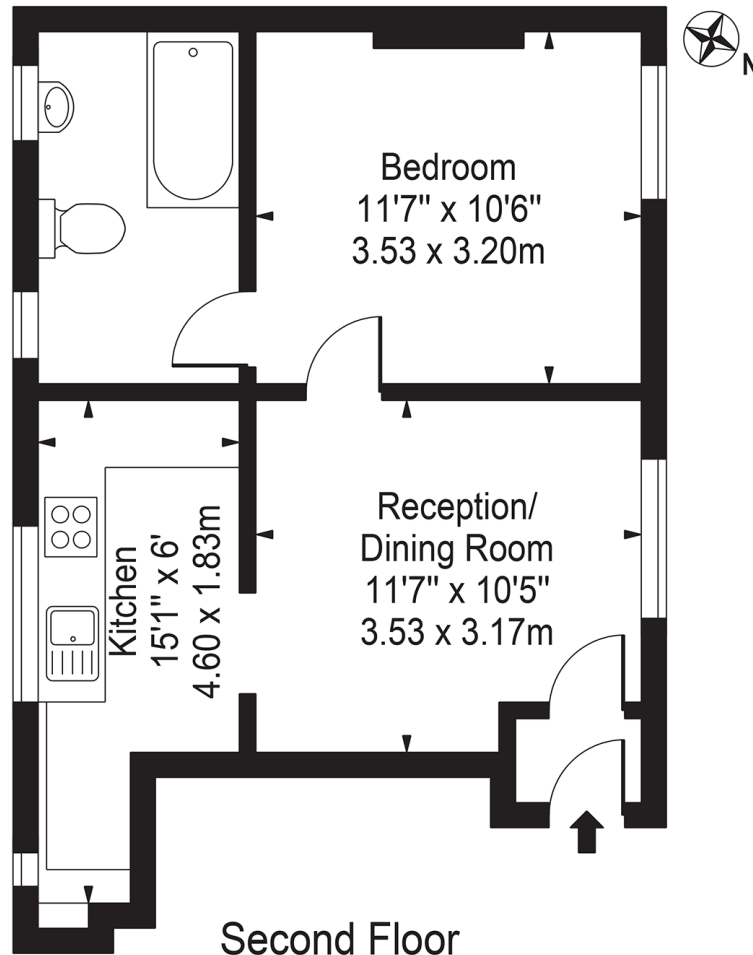






# Brewers Buildings

Approx. Gross Internal Area 406 Sq Ft - 37.72 Sq M



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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

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