



CRUIKSHANK STREET, WC1  
£650,000 LEASEHOLD

Winkworth





## CRUIKSHANK STREET, WC1

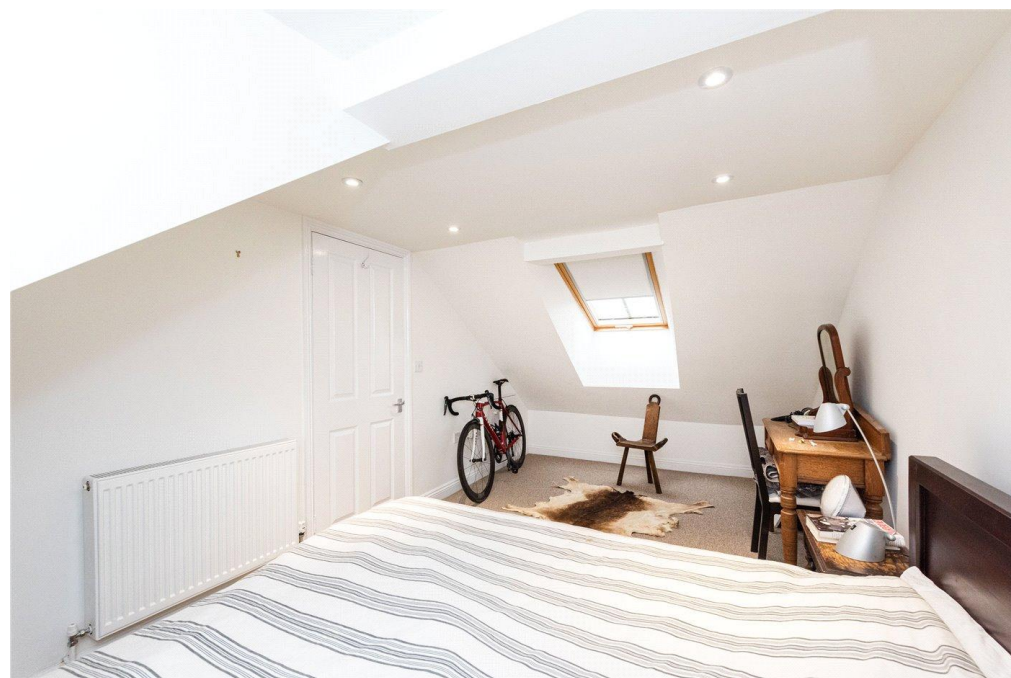
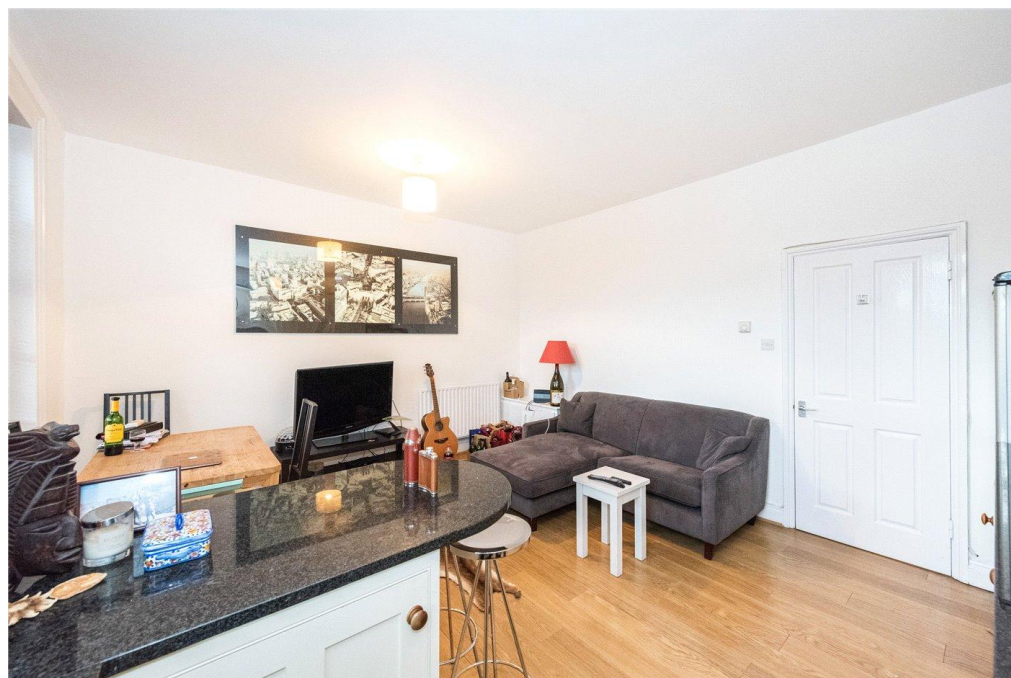
**A well-presented split-level apartment comprising of two double bedrooms each with its own ensuite shower room, a bright reception room and fully equipped kitchen.**

Offered fully furnished the property is located within proximity to Angel Station, Upper Street, Kings Cross Station & St. Pancras International Station.

Leasehold: About 86 years remaining  
Service Charge: About £2,244 per annum  
Ground Rent: £10 per annum  
Council Tax: Band D, Islington Council







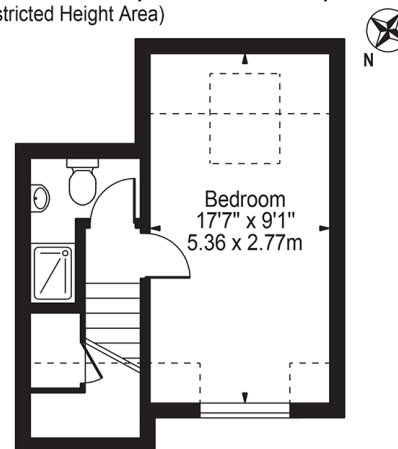
## Cruikshank Street

Approx. Total Internal Area 651 Sq Ft - 60.48 Sq M

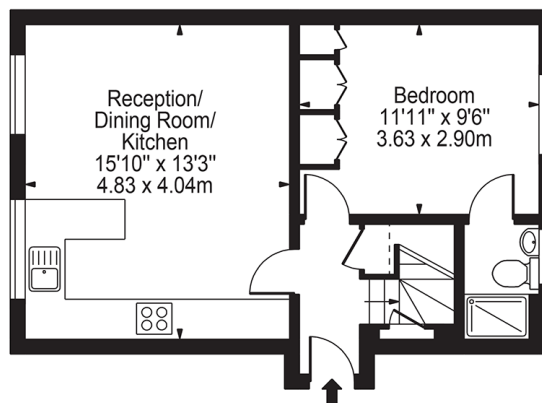
(Including Restricted Height Area)

Approx. Gross Internal Area 593 Sq Ft - 55.09 Sq M

(Excluding Restricted Height Area)



Third Floor



Second 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.

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>		
(55-68) <b>D</b>	65	78
(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		

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**Winkworth**