



PEREGRINE HOUSE, HALL STREET, LONDON, EC1V
£350,000 LEASEHOLD

**THIS ONE BEDROOM APARTMENT COMPRISES OF A
LARGE FAMILY BATHROOM, A SEPARATE BATHROOM,
KITCHEN AND SPACIOUS LOUNGE.**

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

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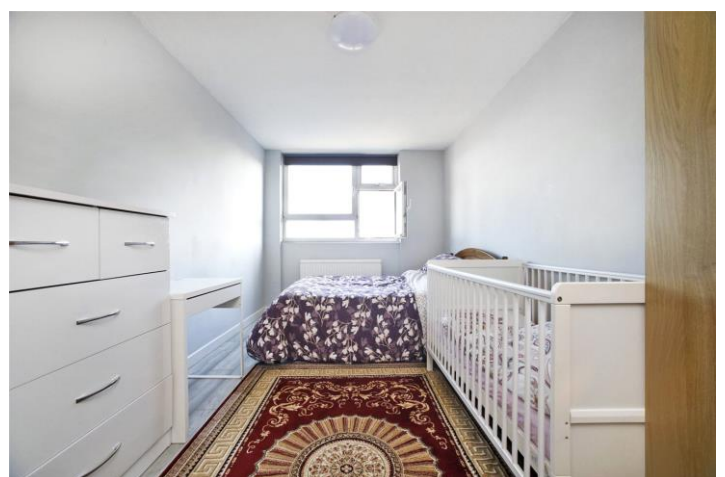


DESCRIPTION:

This property is being offered to cash buyers only so is perfect for investors who will be looking to achieve a 5.5% yield.

The apartment further benefits from City skyline views, wood laminate flooring and plentiful storage. Peregrine House benefits from a long lease, CCTV, entrance phone, portage and lift access.

The property is conveniently located for access into the City, close to City university and only 5 minutes from the bars and restaurants on Upper Street and Exmouth Market.



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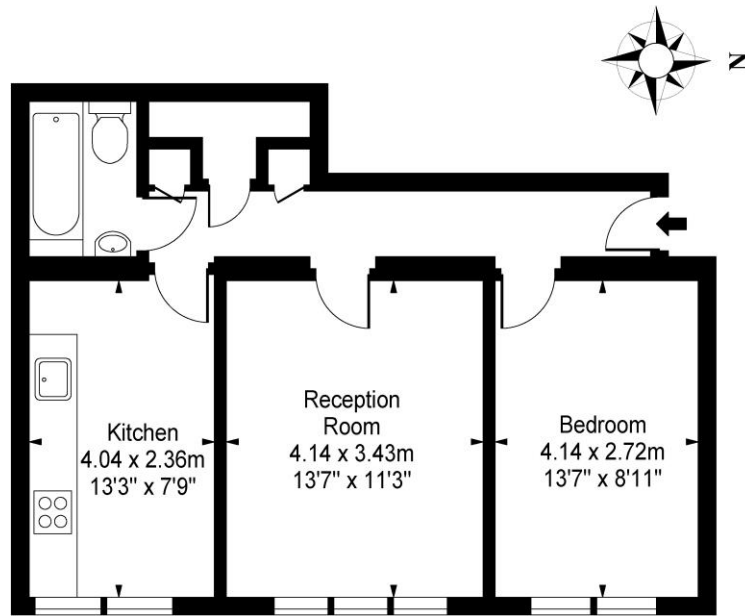


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Peregrine House, EC1



Eighth Floor

Approx Gross Internal Area 530 Sq Ft - 49.23 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	78 78
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

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