



CENTRAL STREET, EC1
£650,000 LEASEHOLD

Winkworth

CENTRAL STREET, EC1

A very spacious two-bedroom two bathroom flat on the second floor of this modern and sought after residential development close to the City.

Flooded with natural light, the flat has the sole use of a south facing private terrace leading off a large reception. Offered in very good condition throughout, there are two very good size double bedrooms, both with in-built storage and one with an en-suit. There is the added benefit of under floor heating.

Worcester Point has an onsite concierge, secure bicycle storage, a well maintained/peaceful courtyard and large communal roof terrace with impressive views of the City. Old Street, Angel, Farringdon (impending Crossrail) and Barbican stations are all within easy reach.

Leasehold Approx. 138 Years Remaining

Service Charge: Approx. £6,200 per annum

Ground Rent: Approx. £510 per annum

Council Tax: Band F, Islington Council





Worcester Point, Central Street
London, EC1V



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Approx Gross Internal Area **826 Sq Ft - 77.00 Sq M**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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