



GOSWELL ROAD, EC1V
£500,000 LEASEHOLD

Winkworth



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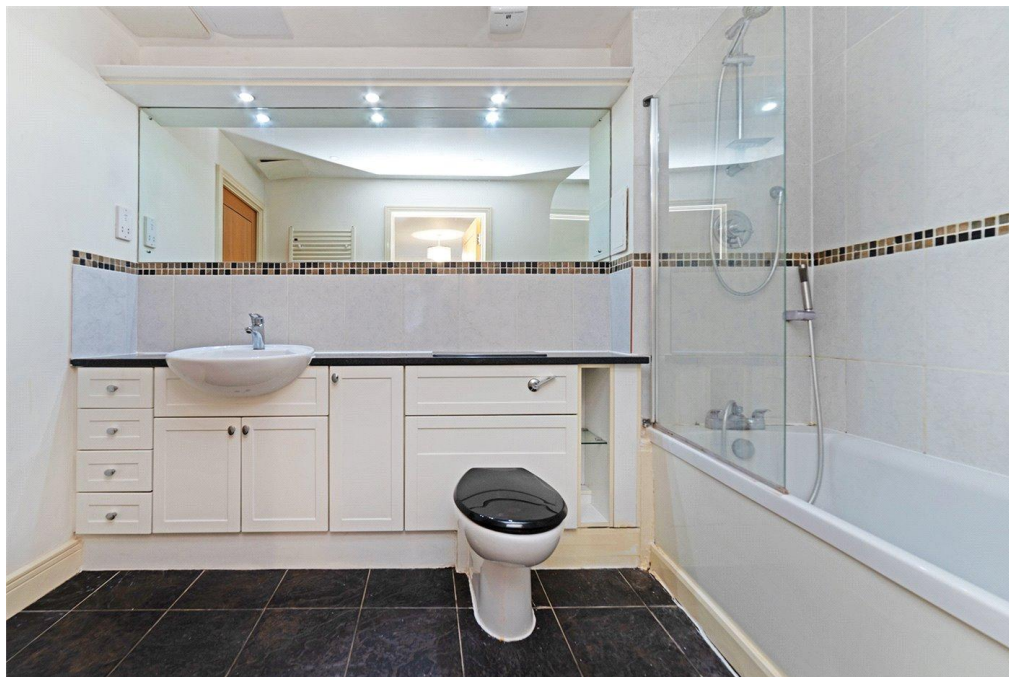
This large one bedroom is offered with no onward chain, a long lease and an allocated parking space.

Set in a sought-after development on Goswell Road called 'The Courtyard', the apartment offers modern and neutral interiors with a large open plan living/kitchen with double doors that open out onto a private patio, overlooking the leafy communal courtyard complete with fountain. Set well back from the street, the property is very quiet.

The Courtyard is a short walk away from the local amenities of St John Street and Farringdon, Barbican and Old Street Stations.

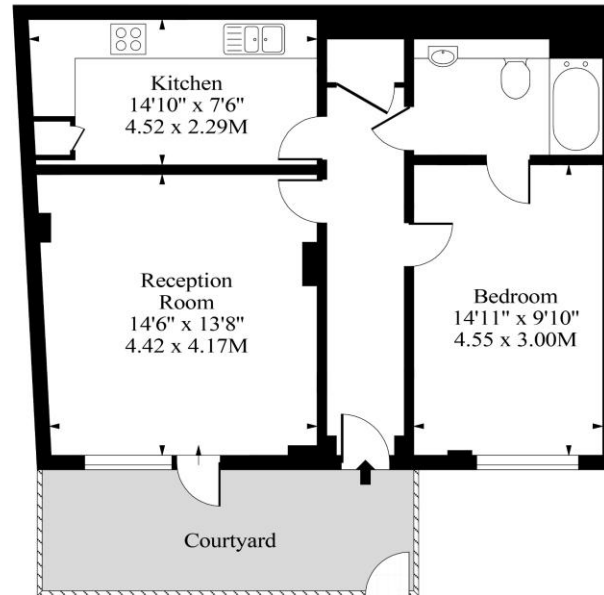
Leasehold: approx. 977 years remaining
 Service Charge: approx. £2,200 per annum
 Ground Rent: approx. £125 per annum
 Council Tax Band: E







Goswell Road EC1



Ground Floor

Approx Gross Internal Area 637 Sq Ft - 59.17 Sq M

Measured in accordance 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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