



WORCESTER POINT, CENTRAL STREET, LONDON, EC1V
£800,000 LEASEHOLD

A VERY SPACIOUS TWO BEDROOM TWO BATHROOM FLAT ON THE SECOND FLOOR OF THIS MODERN AND SOUGHT AFTER RESIDENTIAL DEVELOPMENT CLOSE TO THE CITY.

West End | 020 7240 3322 | westend@winkworth.co.uk

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DESCRIPTION: 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, a separate utility cupboard and a designated off-street carparking space. 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.



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Worcester Point, Central Street
London, EC1V



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.

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
<small>Very energy efficient - lower running costs</small>			
(92-100) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 138 year and 8 months

Service Charge: Approx. £3,500 per annum

Ground Rent: Approx. £510 Annually (subject to increase)

Council Tax Band: F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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