



**THE DESIGN WORKS 93-99, GOSWELL ROAD, LONDON, EC1V
£1,100,000 LEASEHOLD APPROX. 100 YEARS REMAINING**

**THIS EXCEPTIONALLY SPACIOUS TWO
BEDROOM, TWO BATHROOM FLAT IS OFFERED
WITH A LONG LEASE.**

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

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DESCRIPTION:

This 1297sq ft fourth floor apartment within a stylish development flat comprises a large reception with impressively large windows, a separate kitchen, two large double bedrooms with built in storage and a private balcony, two bathrooms (one en-suite) and additional study room in the hallway. Goswell Road is in the heart of Clerkenwell and is close to a variety of coffee shops, bars and restaurants. Farringdon, Barbican and Old Street Stations are just a short walk away.



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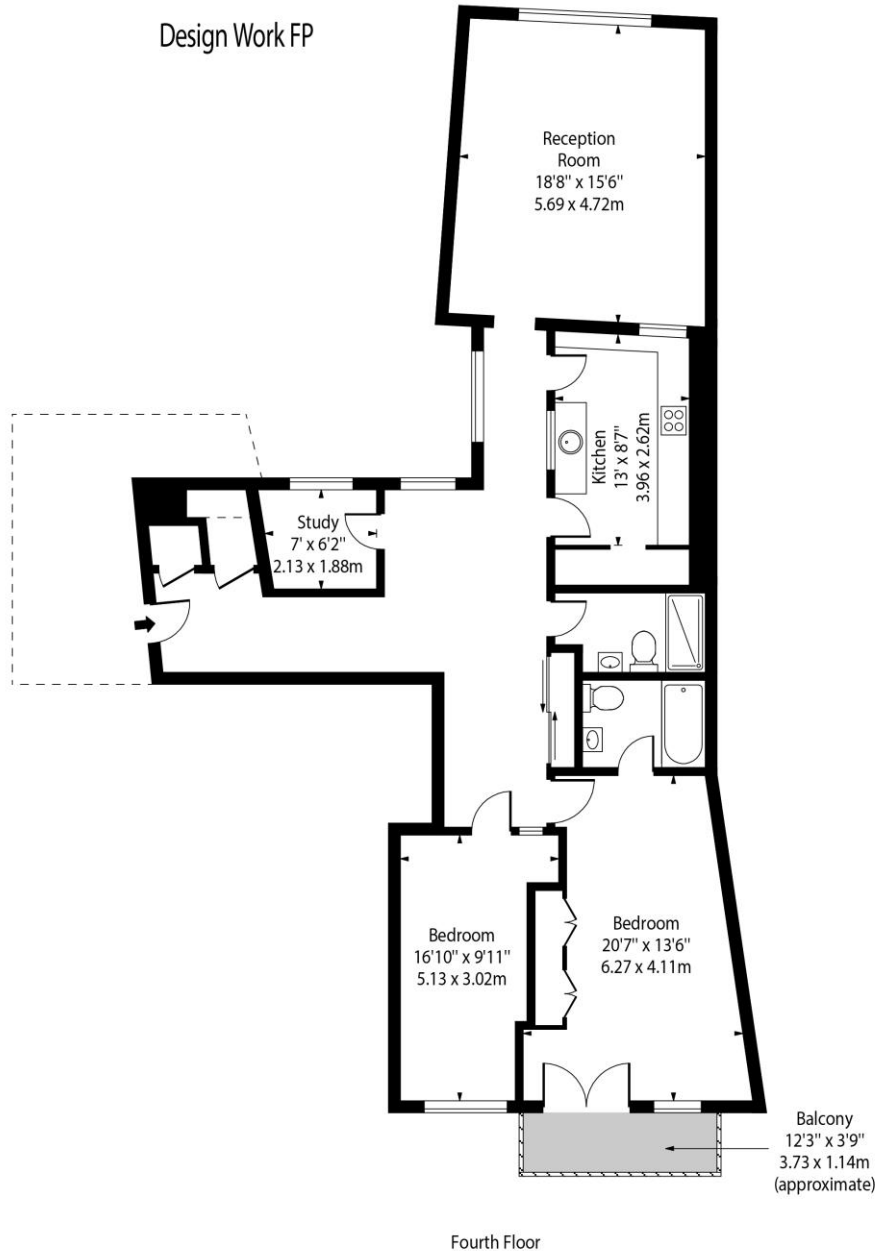
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Design Work FP



Fourth Floor

Approx Gross Internal Area 1297 Sq Ft - 120.49 Sq M

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.

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	
	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	82
C (69-80)	82
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

Tenure: Leasehold

Term: 100 years and 0 months

Service Charge: Approx. £7,000 per annum

Ground Rent: Approx. £250 Annually (subject to increase)

Council Tax Band: G

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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