



MYDDELTON STREET, LONDON, EC1R  
£625,000 LEASEHOLD APPROX. 983 YEARS REMAINING

This two double bedroom purpose built flat would be perfect as a rental investment or first-time purchase.

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

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### DESCRIPTION:

Set over two levels, this flat is approx. 943sqft of internal living space, the property offers two large double bedrooms, a generous sized living room, a separate kitchen and a huge bathroom, the property also benefits from a large private courtyard. The location offers easy access to Exmouth Market within a short walk from all the amenities of Upper Street and trendy spots. Angel, Barbican, Old Street, Farringdon and Kings Cross Stations are all easily accessed.



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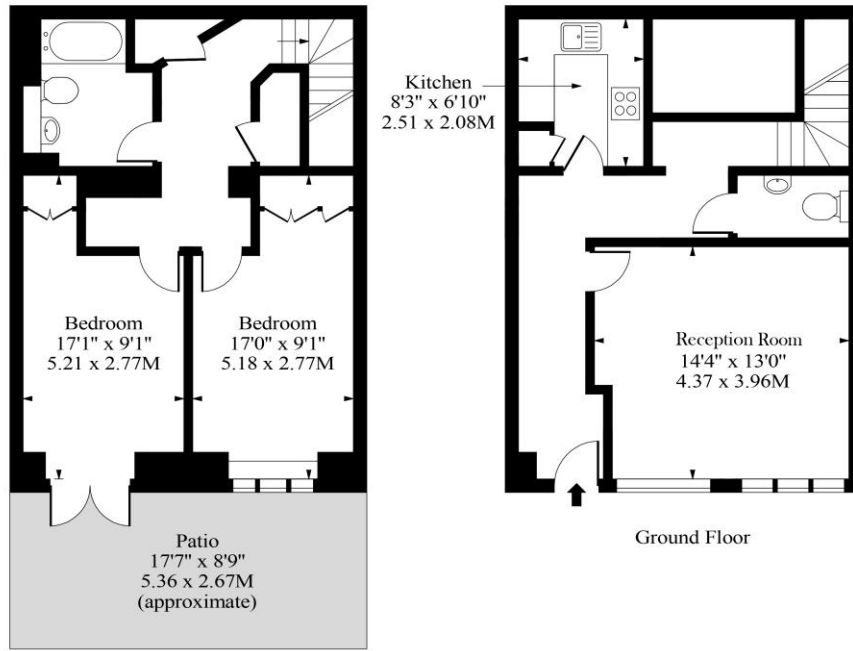


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# Myddelton Street Ec1



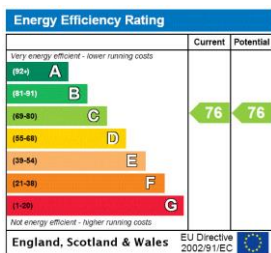
Lower Ground Floor

Ground Floor

Approx Gross Internal Area 943 Sq Ft - 87.60 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

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**Tenure:** Leasehold

**Term:** 983 year and 1 months

**Service Charge:** Approx. £864 per annum

**Ground Rent:** NIL

**Council Tax Band:** E

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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