



PAGET STREET, LONDON, EC1V
£640,000 LEASEHOLD APPROX. 90 YEARS REMAINING

**A NICELY CONFIGURED TWO BEDROOM LATERAL
CONVERSION ACROSS THE GROUND FLOORS OF TWO
GEORGIAN STYLE TOWNHOUSES SET IN A CHARMING
CLERKENWELL BACK STREET.**

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DESCRIPTION:

The kitchen has recently been refitted including Bosch appliances and the flat is offered with no chain. The terrace in Paget Street was originally built in the 1830s and was extensively remodelled in the 1900s. As such it retains a comfortable blend of both Regency and Victorian architectural styles. There is a large and pretty communal patio garden to the rear with a section naturally associated with the flat. Paget Street is within a short walk from all the amenities of Upper Street and trendy hot spots such as Exmouth Market. Angel, Barbican, Old Street, Farringdon and Kings Cross Stations are all easily accessed.



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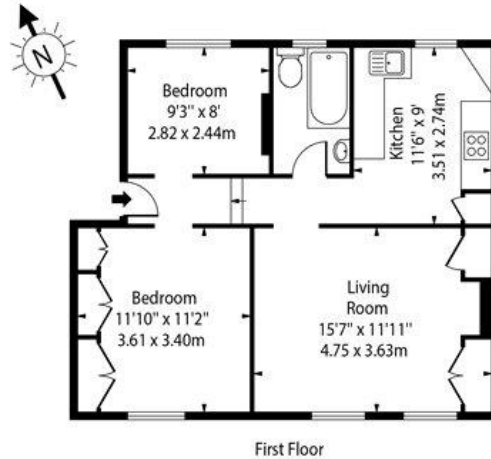
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Paget Street, EC1V

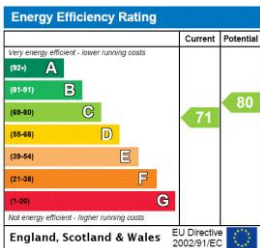


First Floor

Approx Gross Internal Area 645 Sq Ft - 59.92 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.



Tenure: Leasehold
Term: Expires - 21/03/2115
Service Charge: Approx. £1,130 per annum
Ground Rent: Approx. £10 Annually (subject to increase)
Council Tax Band: Islington, D
 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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