



**MOORGREEN HOUSE, WYNYATT STREET, LONDON, EC1V**  
**£400,000 LEASEHOLD**

**A FANTASTIC, WELL-PRESENTED ONE BEDROOM APARTMENT OFFERED IN EXCELLENT CONDITION SET ON THE THIRD FLOOR OF THE POPULAR MOORGREEN HOUSE.**

Leasehold: Approx. 83 years remaining | Service Charge: Approx. £1,752 per annum | Ground Rent: Approx. £10 per annum | Council Tax: Band C

Clerkenwell | 020 7405 1288 | [clerkenwell@winkworth.co.uk](mailto:clerkenwell@winkworth.co.uk)

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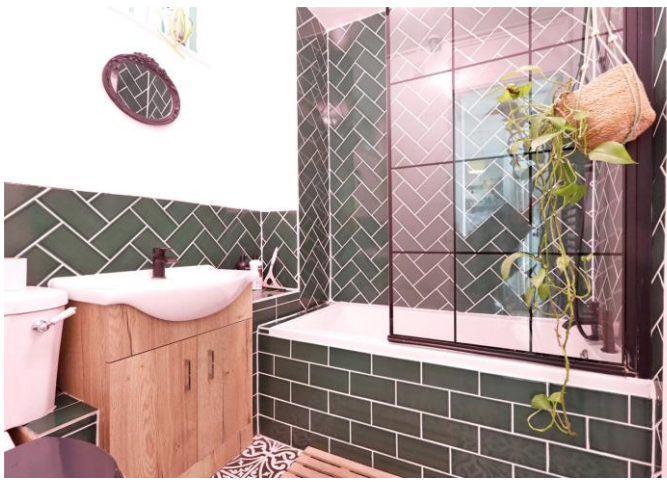
**DESCRIPTION:**

It is ideally located for Exmouth Market and Amwell Street. Farringdon Station, Kings Cross and Angel are all close by. Equally it is within easy walking distance of both the City and The West End.



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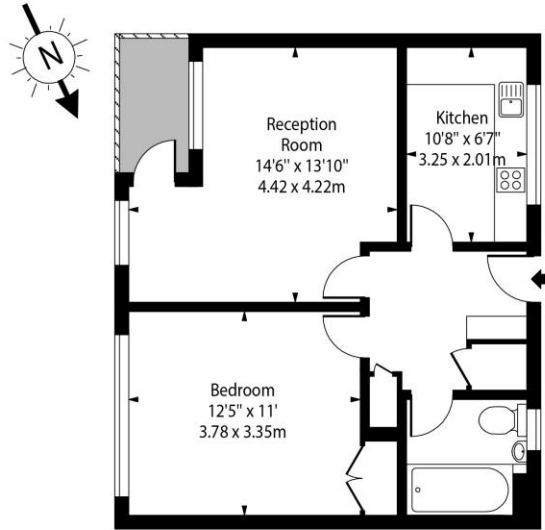
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Wynyatt Street, EC1V

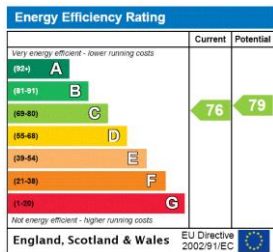


Third Floor

Approx Gross Internal Area 511 Sq Ft - 47.47 Sq M

This floor plan should be used as a general outline for guidance only. 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:** 82 year and 11 months

**Service Charge:** £1752 per annum

**Ground Rent:** £10 Annually (subject to increase)

**Council Tax Band:** C

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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