



MYDDELTON SQUARE, LONDON, EC1R
£995,000 LEASEHOLD

THIS 2 BEDROOM LATERAL CONVERSION SITUATED ON THE SECOND FLOOR, OFFERS A WEALTH OF CHARM AND CHARACTER, WITH VIEWS OF THIS PICTURESQUE GEORGIAN GARDEN SQUARE.

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

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DESCRIPTION:

Accommodation comprises of two generously sized double bedrooms, a stunning reception room, separate kitchen and bathroom. Myddelton Square is located off Amwell Street which prides itself on its eclectic array of independent boutiques and businesses. The famous Exmouth Market, with its cafes, bars and restaurants, is also only a short walk away. Transport facilities and local amenities are plentiful with underground/rail services at Angel, Kings Cross and Farringdon, with many bus routes to the City and the West End.



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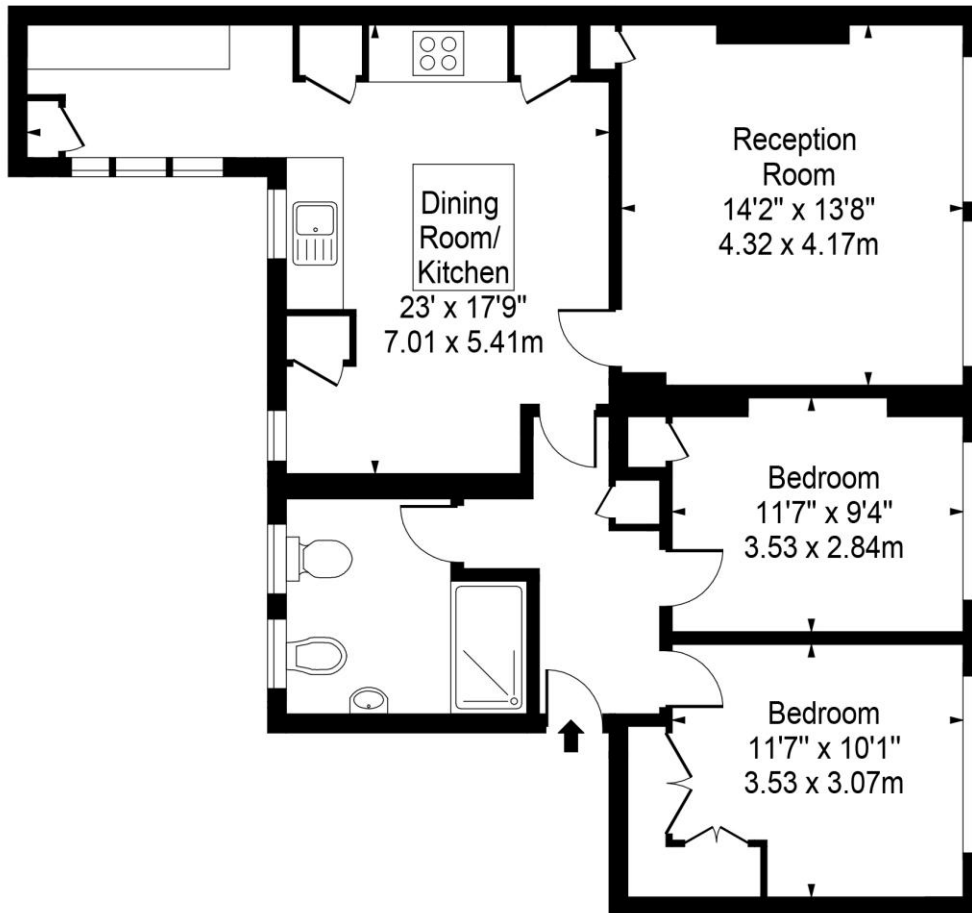
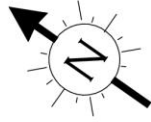
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Myddelton Square ec1



Approx Gross Internal Area 878 Sq Ft - 81.56 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.

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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: 117 year and 1 months

Service Charge: Approx. £3,000 per annum

Ground Rent: Approx. £10 Annually (subject to increase)

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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