



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

Winkworth

for every step...

winkworth.co.uk



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.



Winkworth

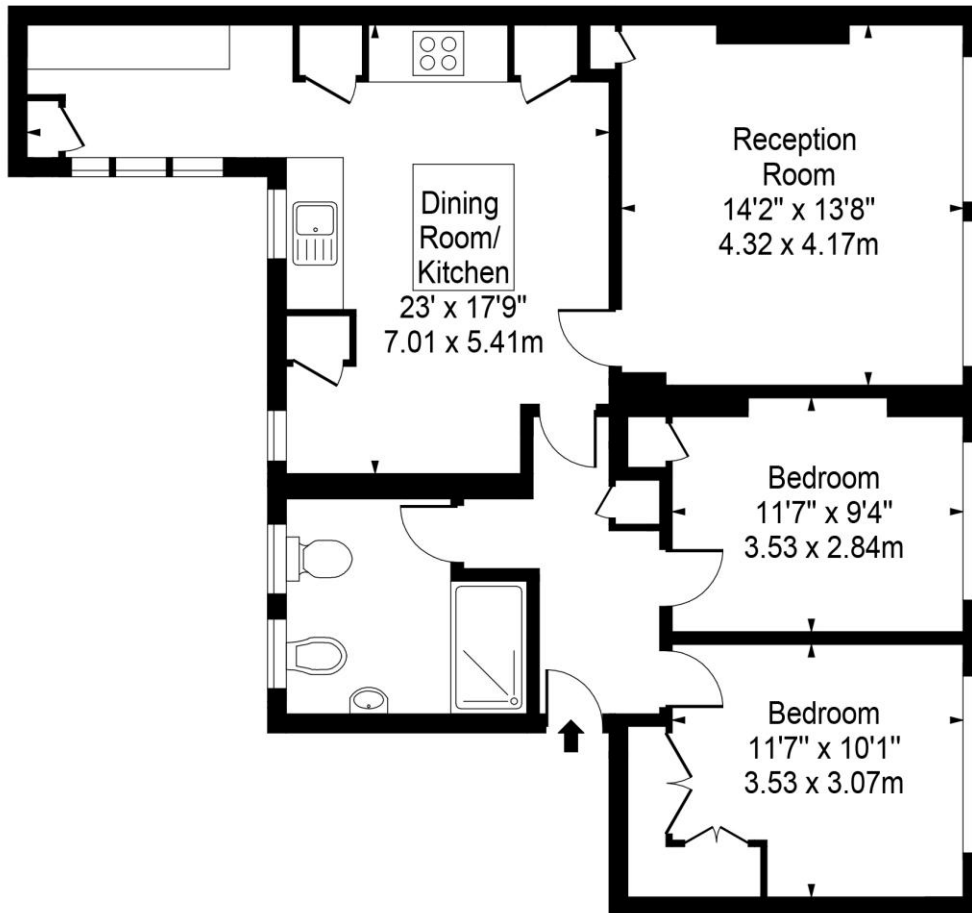
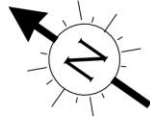
for every step...



Winkworth

for every step...

Myddelton Square ec1

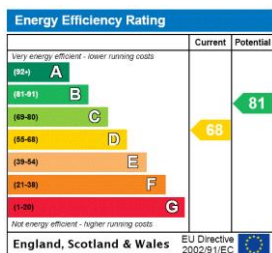


Approx Gross Internal Area 878 Sq Ft - 81.56 Sq M

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.

Information is provided for guidance only and does not constitute an offer of 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: 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.

Winkworth

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

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.