



## Houghton Court, Glasshouse Yard, London, EC1A

Offers in excess of £870,000 Leasehold

A particularly spacious two bedroom apartment within a modern development close to Barbican Tube (Elizabeth Line).



## DESCRIPTION

This property boasts a 1057 sq ft floorplan and a large private balcony.

This stylish apartment features a very spacious open-plan reception, two large double bedrooms and two bathrooms.

Glasshouse Yard is ideally located moments from great restaurants, the amenities of the Barbican Centre and a short walk to the City.

**COUNCIL TAX BAND** - F

**LOCAL AUTHORITY** – Islington

**SERVICE CHARGE** - Approx: £6,000p/a

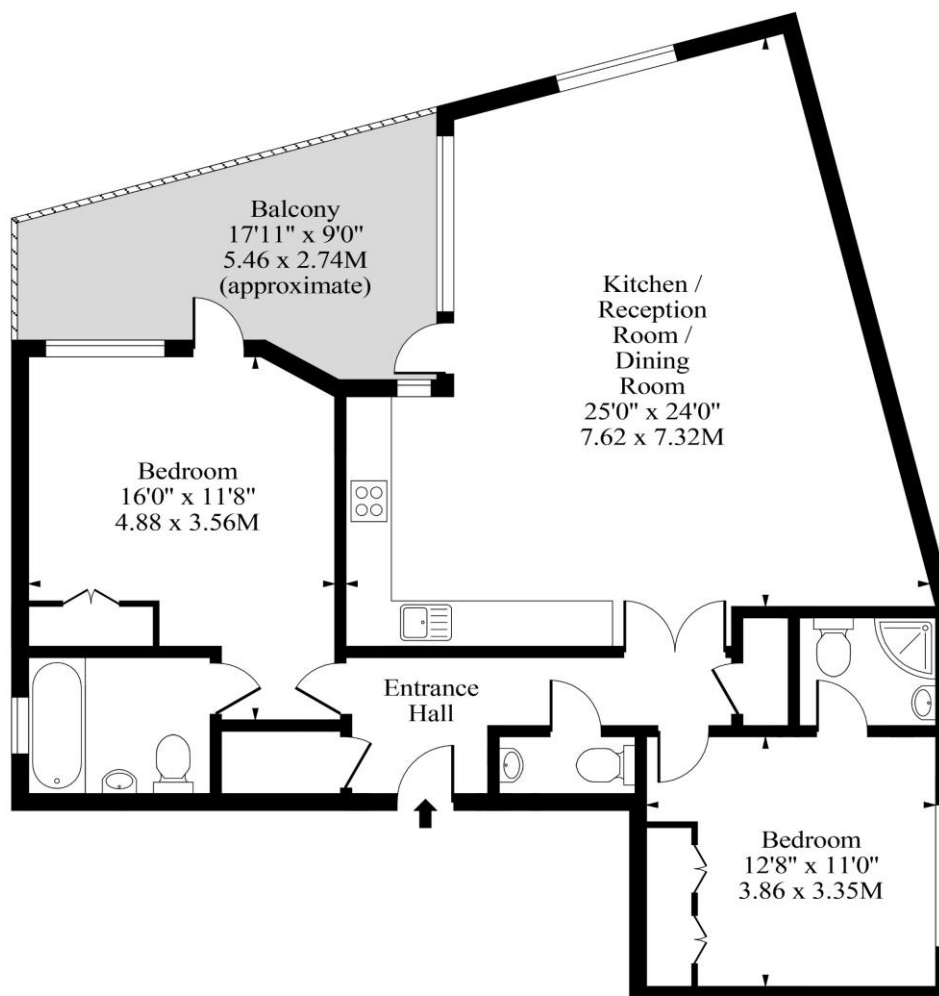
**LEASEHOLD** - Approx. 137 years

**GROUND RENT** - Approx: £250p/a

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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Second Floor

Approx Gross Internal Area      1057 Sq Ft - 98.19 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

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.