

DOMECQ HOUSE, 12 DALLINGTON STREET, LONDON, EC1V
£500,000 LEASEHOLD

**A ONE DOUBLE BEDROOM APARTMENT
WITHIN A PURPOSE BUILT BUILDING
LOCATED IN THE CENTRE OF CLERKENWELL.**

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

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DESCRIPTION:

Advertised for Buy to Let investors only, being sold with a tenant in situ until November. The property comprises a comfortable lounge with an open plan kitchen, a family bathroom and a good sized bedroom. The property also boasts a private balcony. The property is conveniently located on Dallington street in the heart of Clerkenwell close to St John's Street, only a few minutes' walk from the trendy districts of Angel and Shoreditch, the City is easily accessible by walk to.



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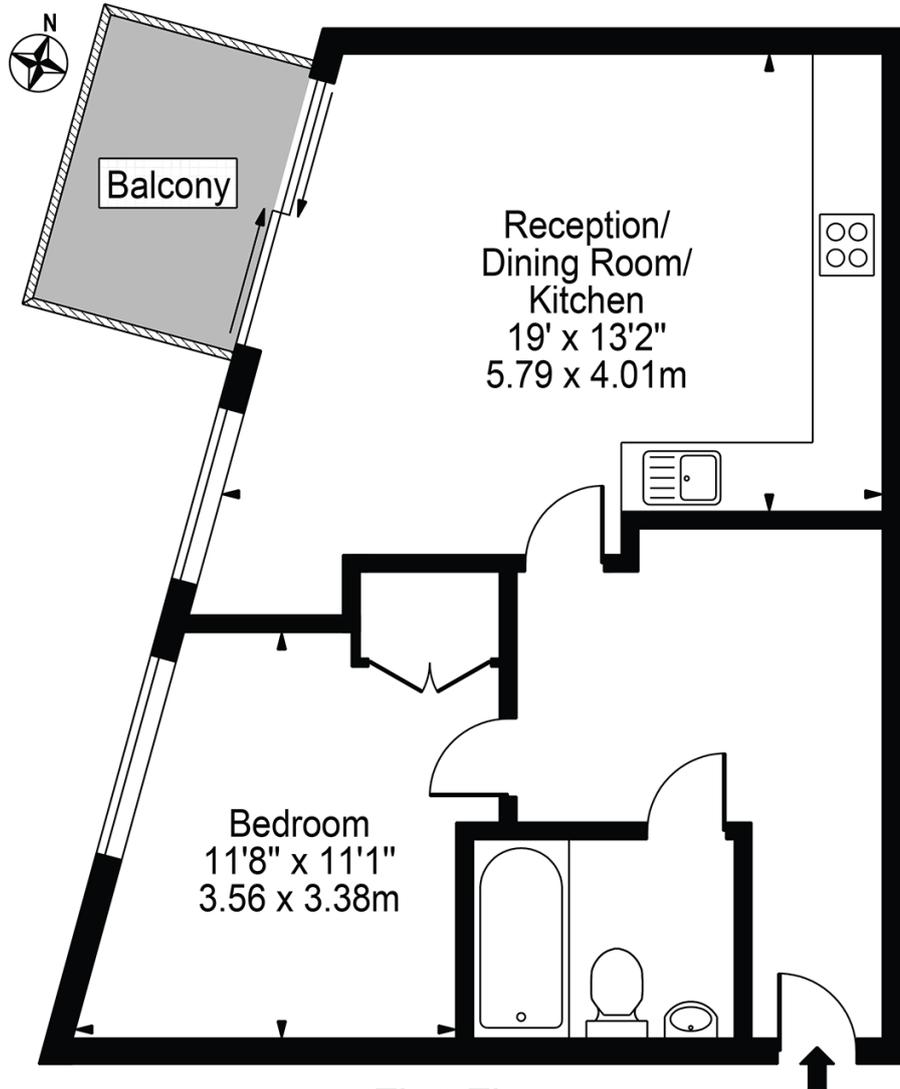


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Domecq House

Approx. Gross Internal Area 552 Sq Ft - 51.28 Sq M



First Floor

For Illustration Purposes Only - Not To Scale

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	86	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 167 year and 11 months

Service Charge: Approx. £1,841 per annum

Ground Rent: Peppercorn

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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