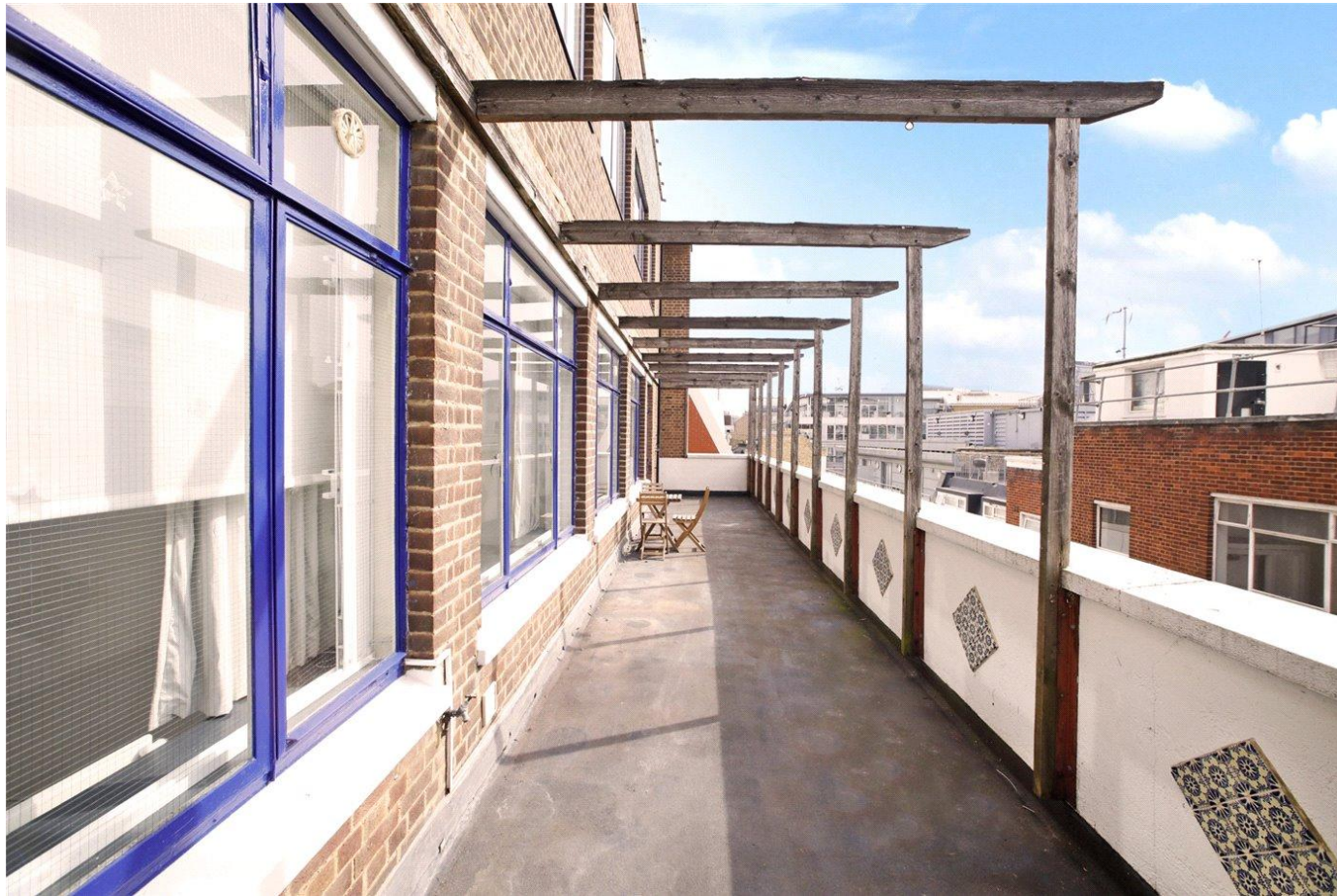




DA VINCI HOUSE, SAFFRON HILL, EC1N
£1,500,000 LEASEHOLD



SAFFRON HILL, EC1N

Converted in 1995 from the old print works for Punch Magazine, this loft-style warehouse conversion is one of the finest examples of Clerkenwell's trendy New York style apartments

Converted in 1995 from the old print works for Punch Magazine, this loft-style warehouse conversion is one of the finest examples of Clerkenwell's trendy New York style apartments. In an area of London once referred to as little Italy, it is aptly named Da Vinci House.

At approx. 1334sq ft, this is an outstanding three bedroom, two bathroom third-floor lateral apartment with an oversized reception room and a huge west facing terrace.

The spacious flat is offered in good condition throughout but could do with updating and has ample built in storage.

St Cross Street is very well located for a multitude of transport links including Farringdon Station. Chancery Lane (Central line) is also close by. The City and West End are both within easy walking distance.

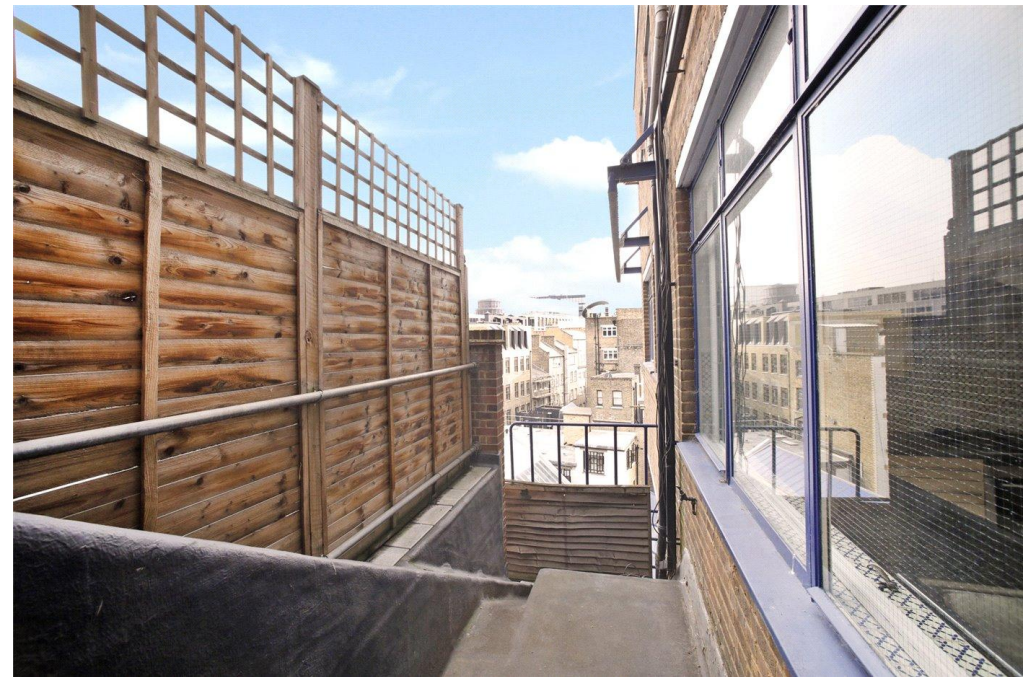
Leasehold: Approx. 187 years remaining

Service Charge: Approx. £6,694 per annum

Ground Rent: NIL

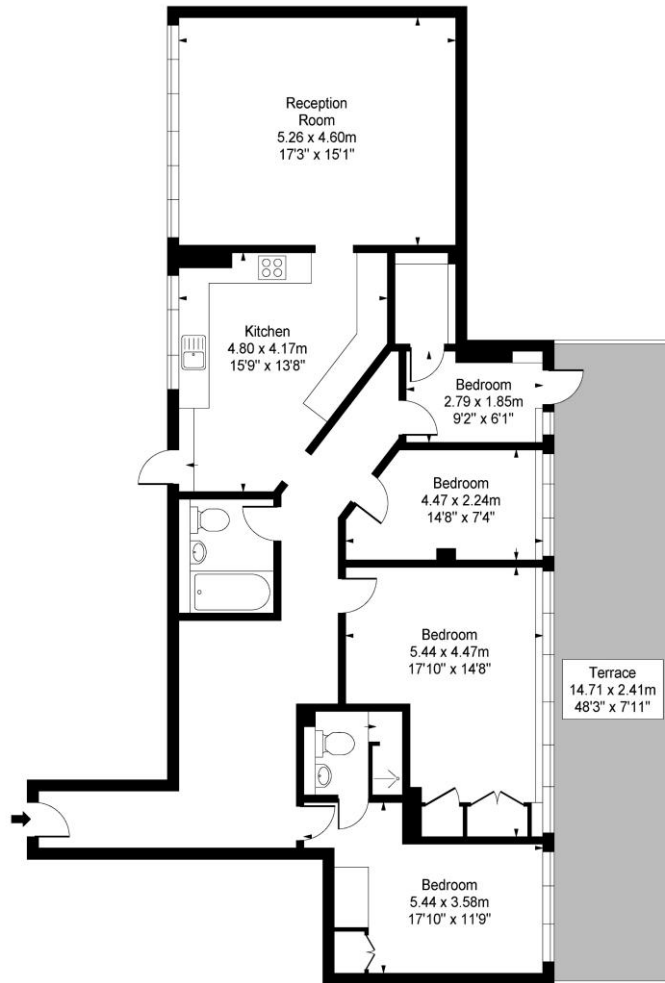
Council Tax Band: Camden G







Saffron Hill WC1



Approx Gross Internal Area 1334 Sq Ft - 123.97 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	86
(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	

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