

CHARLES ALLEN HOUSE, 28 AMWELL STREET, EC1R
£900,000 LEASEHOLD

AN IMMACULATELY PRESENTED AND VERY SPACIOUS TWO BEDROOM SECOND FLOOR FLAT WITHIN THIS SMART MODERN BLOCK.

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

The flat boasts two bathrooms, the master with en-suite, the apartment also benefits from a large private balcony. Amwell Street and the local area offers an excellent array of amenities as the shops, bars and restaurants of Exmouth Market. The nearest public transport links are King's Cross St Pancras (London Underground/Overground as well as Eurostar connections), Farringdon and Angel Stations. There are also multiple bus links, linking areas such as the West End and the City



Winkworth

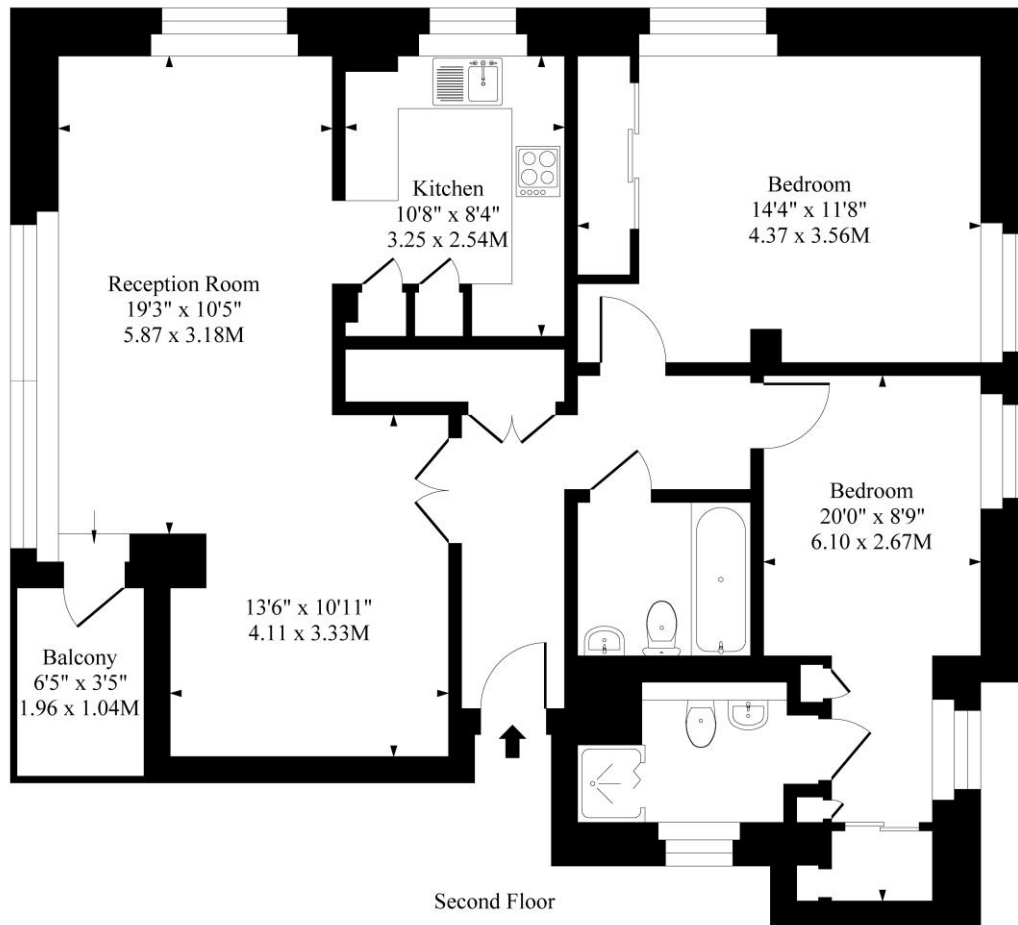
for every step...



Winkworth

for every step...

Amwell Street EC1



Approximate Gross Internal Area 933 Sq Ft - 86.67 Sq M

Measured in according with RICS guidelines. Every attempt is made to ensure accuracy However all measurments are approximate.
The floor plan is illustrative purposes only and is not to scale

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	84	84
(81-91)	B		
(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: 111 year and 10 months

Service Charge: Approx. £6,000 per annum

Ground Rent: Approx. £200 Annually (subject to increase)

Council Tax Band: F

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.

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

Winkworth

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.