

CHARLES ALLEN HOUSE, 28 AMWELL STREET, LONDON, EC1R
OIEO £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

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DESCRIPTION:

This immaculately presented second floor flat is filled with natural light, fitted with high spec features throughout, and boasts a fantastic dual aspect open plan kitchen and living area. The flat offers two large bedrooms and two bathrooms, including one ensuite, as well as a private balcony, off-street parking and ample storage. 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.



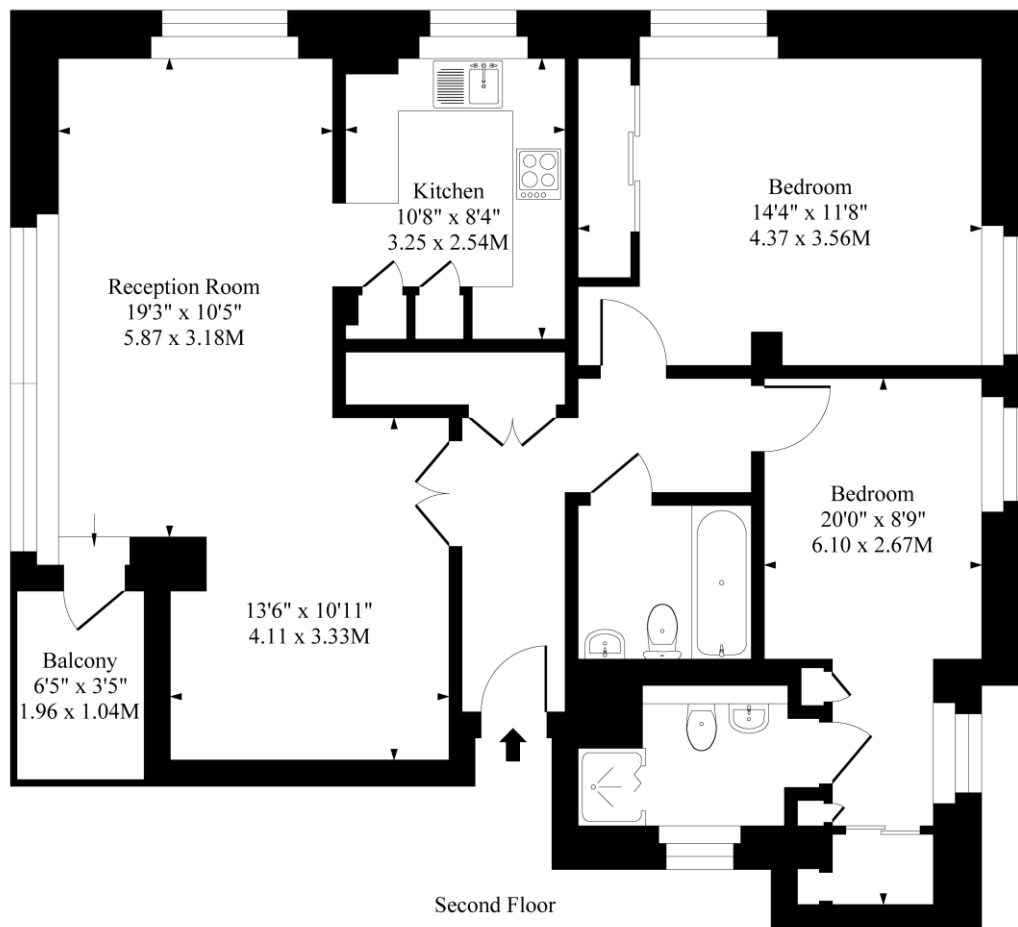
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Amwell Street EC1



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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(90-100) A		
(81-89) B	84	84
(72-80) C		
(63-71) D		
(54-62) E		
(45-53) F		
(36-44) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Tenure: Leasehold

Term: 111 year and 9 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.

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