



**GOLDEN LANE ESTATE, EC1Y**  
**£325,000 LEASEHOLD APPROX. 173 YEARS REMAINING**

**DESCRIPTION:**

This spacious and well-presented second floor studio apartment in the Grade II Listed Cullum Welch House. In need of modernization the property has large South facing windows giving plenty of natural light. All of the Barbican Arts Centre facilities are also in easy walking distance. There are fantastic transport links, with Underground stations at nearby Barbican, Old Street and Farringdon.

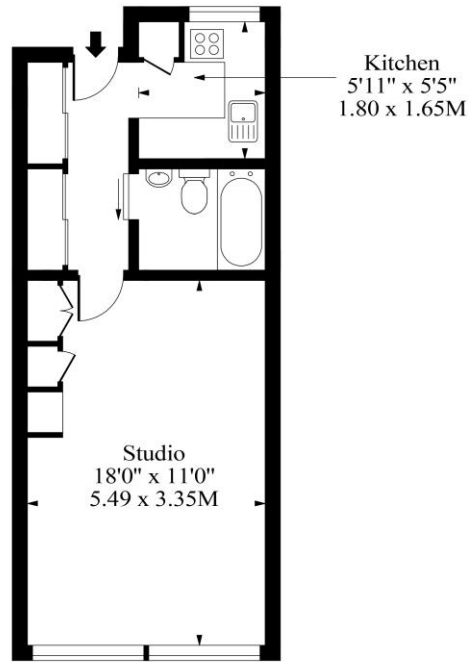
Clerkenwell & City | 020 7405 1288 | clerkenwell@winkworth.co.uk

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## 26 Cullum Welch House, Golden Lane Estate, EC1Y



Second Floor

Approx Gross Internal Area 350 Sq Ft - 32.51 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

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.

**Tenure:** Leasehold

**Term:** 173 year and 1 months

**Service Charge:** £1,019 2023-2024

**Ground Rent:** Peppercorn

**Council Tax Band:** B

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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