



TOPHAM STREET, LONDON, EC1R
£650,000 LEASEHOLD APPROX. 968 YEARS REMAINING

A BRIGHT AND EXCEPTIONALLY WELL POSITIONED TWO
BEDROOM APARTMENT SITUATED ON THE TOP FLOOR OF
A PERIOD CONVERSION IN THE CENTRE OF CLERKENWELL.

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

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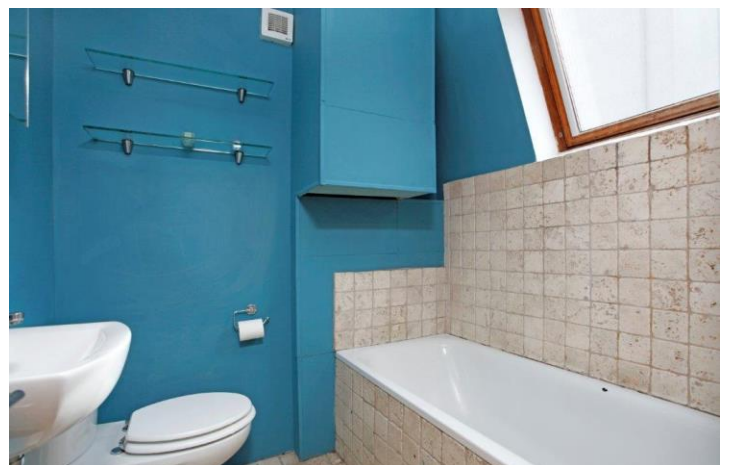
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DESCRIPTION:

A bright and exceptionally well positioned two bedroom apartment situated on the top floor of a period conversion in the centre of Clerkenwell.



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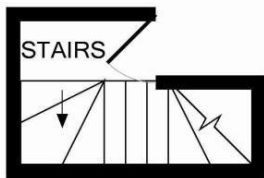
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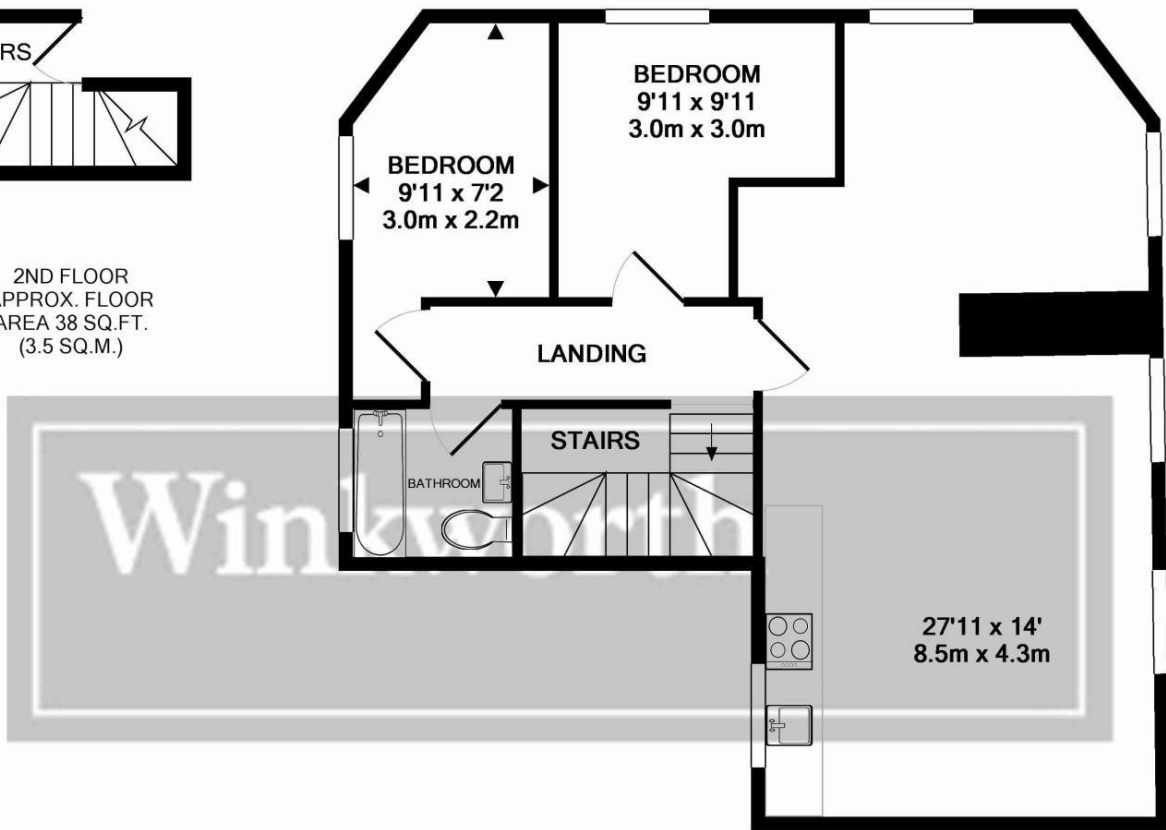
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2ND FLOOR
APPROX. FLOOR
AREA 38 SQ.FT.
(3.5 SQ.M.)



3RD FLOOR
APPROX. FLOOR
AREA 630 SQ.FT.
(58.5 SQ.M.)

TOPHAM STREET, LONDON, EC1R
TOTAL APPROX. FLOOR AREA 667 SQ.FT. (62.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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	
	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	43
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

Tenure: Leasehold

Term: 968 year and 0 months

Service Charge: Approx. £1,145.15 per annum

Ground Rent: Approx. £100 Annually (subject to increase)

Council Tax Band: E

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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