



ACTON STREET, LONDON, WC1X
£800,000 SHARE OF FREEHOLD

**A VERY ATTRACTIVE TWO BEDROOM FLAT ON
THE TOP TWO FLOORS OF A BEAUTIFUL
GEORGIAN CONVERSION.**

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

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DESCRIPTION:

Offered with a share of the freehold this apartment is exceptionally quiet. The 2nd Floor comprises two very good sized double bedrooms, one with en-suite and a separate bathroom. The top floor opens out in to an open plan Kitchen / Reception room and a private terrace with views to the St. Pancras Renaissance London Hotel. Acton Street is ideally located for all of the amenities of Kings Cross, Clerkenwell and Angel. The highly rated restaurants and cafes of Exmouth Market and Amwell Street which prides itself on its eclectic array of independent boutiques and businesses are just a short walk away.



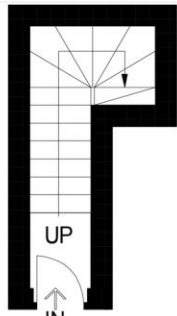
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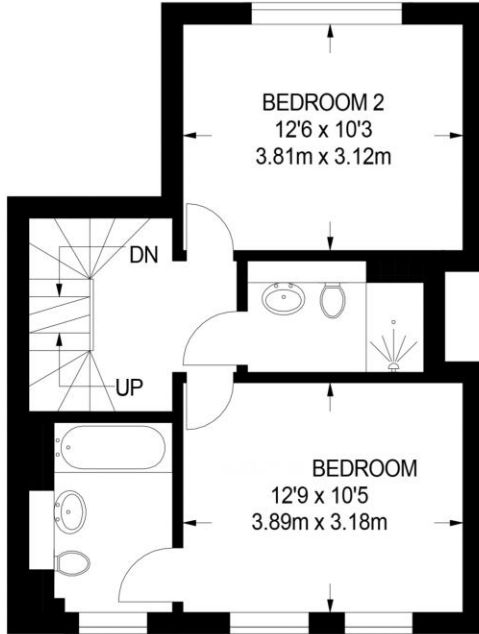


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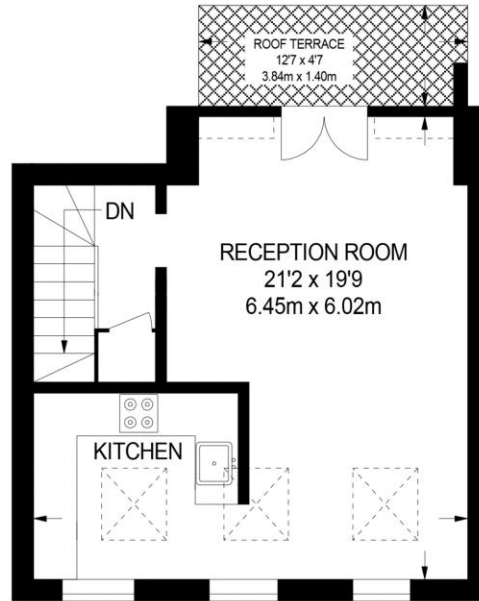
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GROUND FLOOR
44 SQ FT / 4.1 SQ M



FIRST FLOOR
460 SQ FT / 42.8 SQ M



SECOND FLOOR
(EXCLUDING REDUCED HEADROOM)
389 SQ FT / 36.2 SQ M

This plan has been drawn for illustrative and identification purposes only.

APPROXIMATE GROSS INTERNAL AREA
893 SQ FT / 83.4 SQ M

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		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Share of Freehold

Term: 998 year and 4 months

Service Charge: £500 per annum

Ground Rent: TBC

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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