



CHARLES ROWAN HOUSE, MARGERY STREET, LONDON, WC1X
£725,000 LEASEHOLD

A THREE BEDROOM FLAT LOCATED ON THE
TOP FLOOR OF THIS ATTRACTIVE GRADE II
LISTED EDWARDIAN BLOCK.

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DESCRIPTION:

The property is exceptionally light throughout and comprises an open-plan kitchen and living room, three double bedrooms with plenty of storage and a tiled bathroom. There is also the added benefit of a private balcony leading off the kitchen overlooking the Parisian style courtyard Charles Rowan House is ideally located moments away from the vibrant Exmouth market. Farringdon, Kings Cross and Angel stations are within easy reach, with multiple bus routes available linking areas such as the West End.



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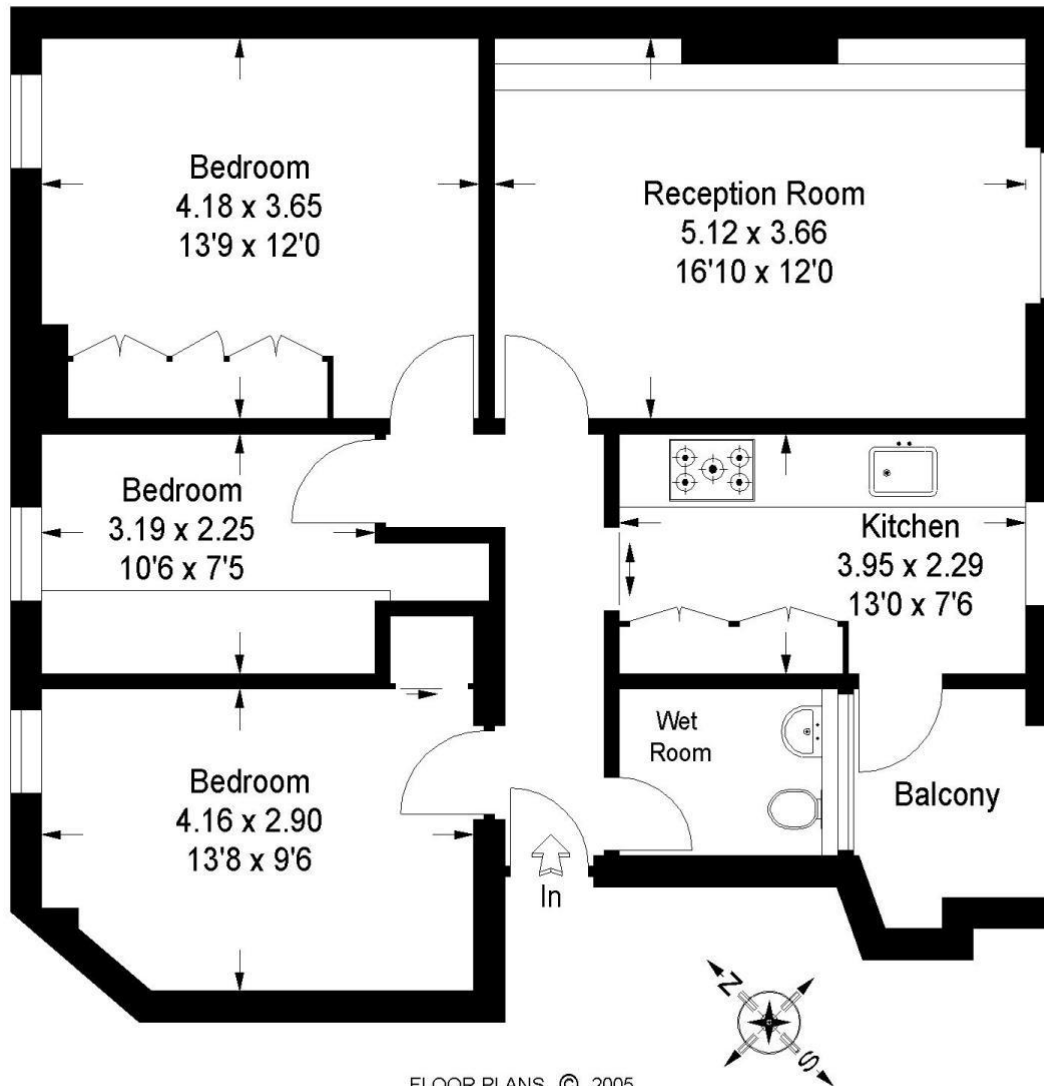
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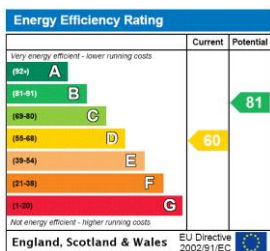
Approx . Gross Internal Area :- 76 sq mt / 818 sq ft



FLOOR PLANS © 2005
01483 755510 Ref LON12509.OT
Disclaimer:

This plan is for layout guidance only. Not drawn to scale, unless stated. Measured & drawn to the nearest 10cm / 3". Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them. All room dimensions taken through cupboard/wardrobes to structural walls where possible or to where indicated by arrow heads.

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: 101 year and 0 months

Service Charge: Approx. £1,282 per annum

Ground Rent: Approx. £10 Annually (subject to increase)

Council Tax Band: C

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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