



FRIEND STREET, LONDON EC1V
£1,400,000 LEASEHOLD APPROX. 148 YEARS REMAINING

**A FOUR BEDROOM IN A PURPOSE BUILT
TERRACE ON THE CORNER OF ST JOHN
STREET AND FRIEND STREET.**

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

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DESCRIPTION: The property is well presented throughout and comprises kitchen, dining room, breakfast room and WC on the raised ground floor. Double bedroom with a walk-in wardrobe and en-suite plus living room on the first floor. Three further bedrooms and a family bathroom on the third floor. The property further benefits from its own entrance, small balcony, additional storage space and loft storage accessed on the top floor. Friend Street is within 0.2 miles to Angel underground station. Transport links to Kings Cross and the Euro Star are also within walking distance. The property is close to the bars, cafes, restaurants and boutique shops found on Amwell Street, Upper Street and Exmouth Market.



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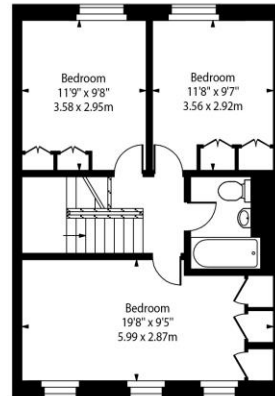
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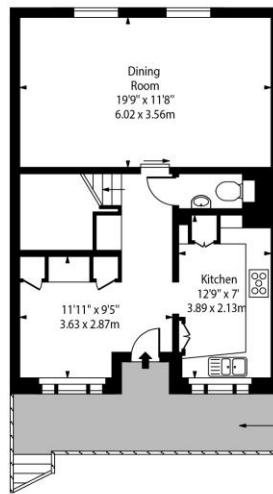
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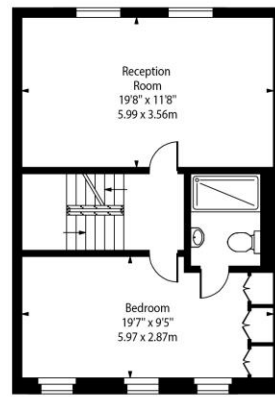
Friend street, EC1v



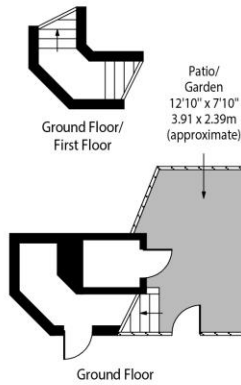
Third Floor



First Floor



Second Floor



Ground Floor/
First Floor

Ground Floor

Approx Gross Internal Area 1724 Sq Ft - 160.16 Sq M

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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: 148 year and 0 months

Service Charge: Approx. £1,918.60 per annum

Ground Rent: Approx. £200 Annually (subject to increase)

Council Tax Band: G

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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