



**MOORGREEN HOUSE, WYNYATT STREET, EC1V**  
**£695,000 LEASEHOLD APPROX. 173 YEARS REMAINING**

**Winkworth**





## WYNYATT STREET, EC1V

Offered in great condition throughout is this sensibly laid out three bedroom, split level, maisonette in the ever popular Moorgreen House.

The flat has the sole use of an attractive garden accessed via a generous reception. At approximately 1000 square feet and offered with a long lease this is a fantastic proposition for both investors and end users alike.

The property has recently been renovated to a high standard, adding a second W/C, separate kitchen and a larger living area with French doors opening on to the private garden.

Ideally located for multiple transport links, all the amenities, restaurants and bars Angel and Clerkenwell have to offer including the bustling Exmouth Market. It is also walking distance to the City.

Leasehold Approx. 173 years remaining

Council Tax Band D

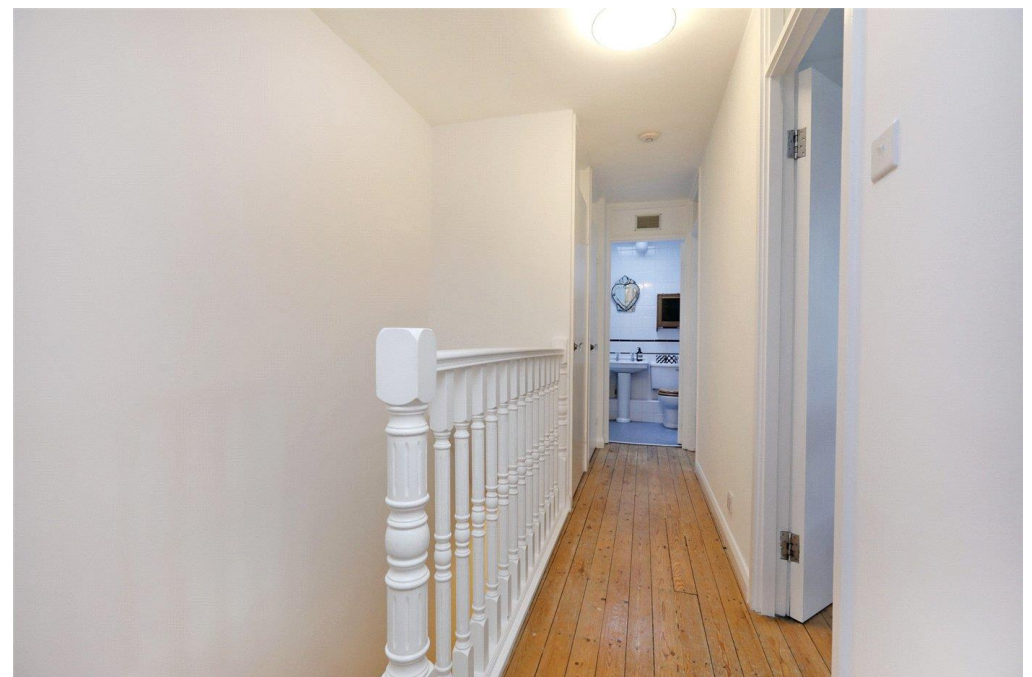
Ground Rent Approx. £10.00 p/a

Service Charge: Approx. £2,424.00 p/a



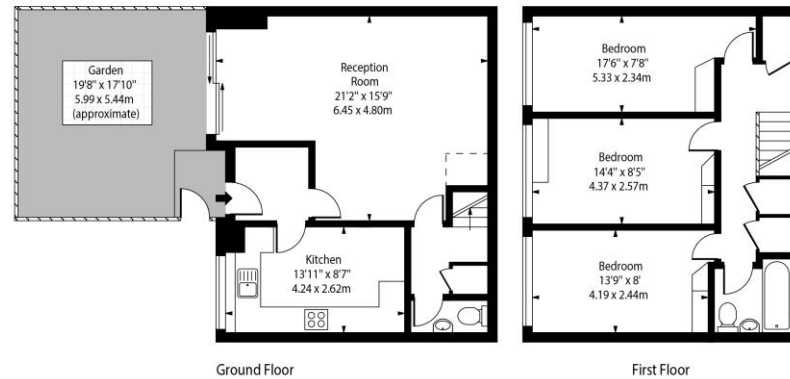
**CLERKENWELL & CITY** | 020 7405 1288 |  
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Moorgreen House,  
Wynatt Street, EC1V



Approx Gross Internal Area 1009 Sq Ft - 93.74 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	76
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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