



AMWELL STREET, LONDON, EC1R  
**£425,000 LEASEHOLD**

**A SURPRISINGLY BRIGHT AND EXCEPTIONALLY WELL  
LOCATED ONE BEDROOM FLAT SET IN THE HEART OF  
AMWELL VILLAGE.**

Clerkenwell & City | 020 7405 1288 | [clerkenwell@winkworth.co.uk](mailto:clerkenwell@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)



## DESCRIPTION:

The apartment is located on the lower ground floor of a Grade II listed house and comprises of a double bedroom overlooking the communal gardens to the rear, a family bathroom, a kitchen and a semi open plan reception room with west facing sash windows. Amwell Street and the local area offers an excellent array of amenities as the shops, bars and restaurants of Clerkenwell, Exmouth Market, King's Cross and Islington are just moments away. The nearest public transport links are King's Cross St Pancras (London Underground/Overground as well as Eurostar connections), Farringdon and Angel Stations. There are also multiple bus links, linking areas such as the West end and the City.



**Winkworth**

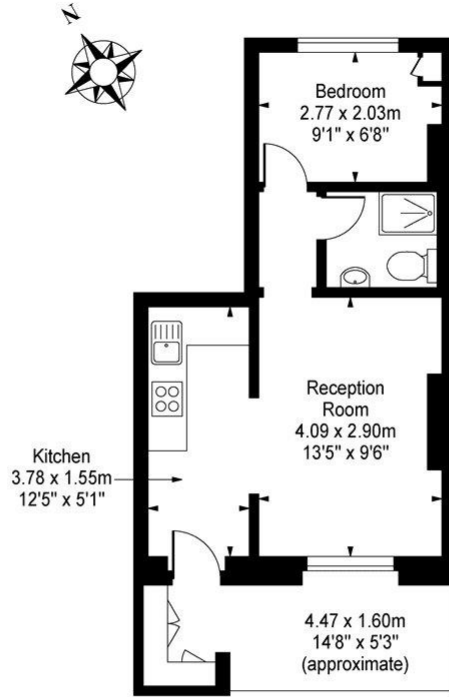
for every step...



**Winkworth**

for every step...

## Amwell Street, EC1

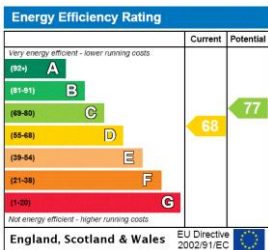


Lower Ground Floor

Approx Gross Internal Area 320 Sq Ft - 29.73 Sq M

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. 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:** 101 year and 5 months

**Service Charge:** Approx. £900 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.

**Winkworth**

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

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.