



BOWLING GREEN LANE, LONDON, EC1R
£900,000 LEASEHOLD APPROX. 900+ YEARS REMAINING

A MODERN TWO BEDROOM, TWO BATHROOM TOP FLOOR APARTMENT WITH TWIN TERRACES SET IN A PRIME CLERKENWELL LOCATION.

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

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DESCRIPTION:

The flat has two large double bedrooms one with ensuite. Large windows fill the multi aspect flat with natural light and give a comfortable feeling of volume and space. Access to the two terraces is from both bedrooms and also the open plan kitchen / reception room. The famous Exmouth Market, with its cafes, bars and restaurants, is only a short walk away. Transport facilities and local amenities are plentiful with underground/rail services at Angel, Kings Cross and Farringdon, with many bus routes to the City and the West End.



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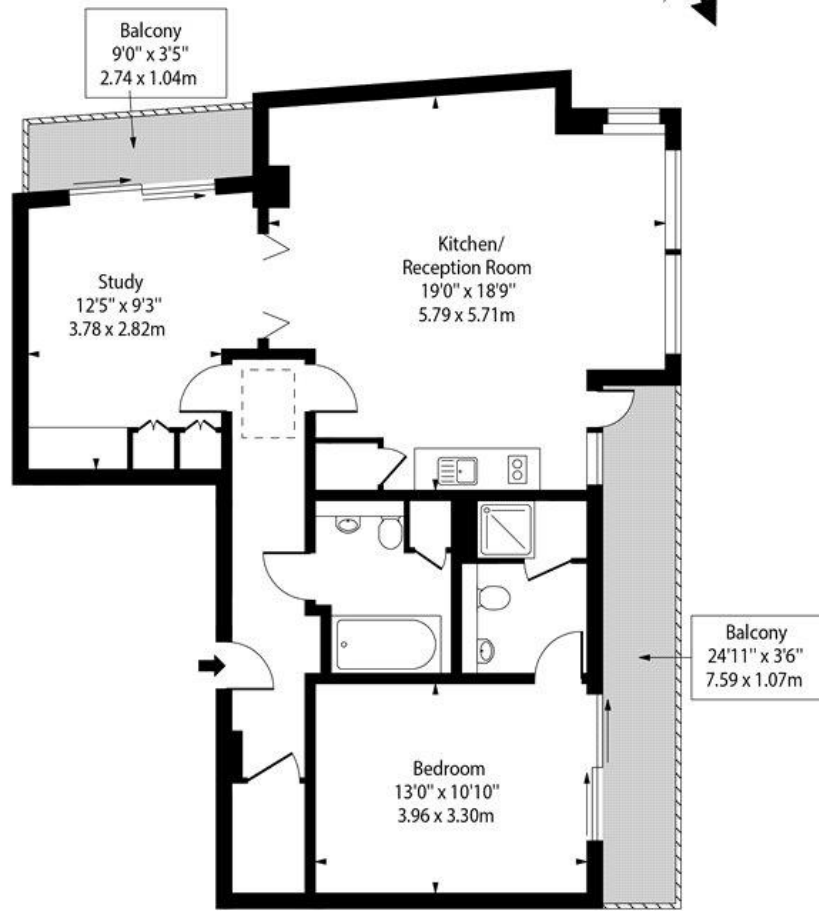
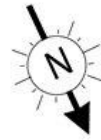
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Second Floor

Approx Gross Internal Area 817 Sq Ft - 75.9 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.epixandplans.com Ref: No.0069

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.

Energy Efficiency Rating		Current	Potential
(90+)	A		
(81-89)	B		
(69-80)	C	78	78
(54-68)	D		
(39-53)	E		
(21-38)	F		
(1-20)	G		

England, Scotland & Wales EU Directive 2002/91/EC

Service Charge: Approx. £3,821.00 per annum
Ground Rent: Approx. £400 Annually (subject to increase)
Council Tax Band: F (Islington Council)
 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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