



THE TRIANGLE, COMPTON STREET, LONDON, EC1V
£375,000 LEASEHOLD APPROX. 104 YEARS REMAINING

A LARGE ONE BEDROOM APARTMENT ON THE FIRST FLOOR OF THE TRIANGLE.

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

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DESCRIPTION:

Located on the first floor flat with a private South facing balcony just off St. John Street. In need of cosmetic updating the property is offered with a long lease and no onward chain It is perfectly located for Clerkenwell's varied range of trendy bars and restaurants. Exmouth Market is close by, and Waitrose supermarket is just a short walk away. The location offers easy access to the City and West End with local transport links including Farringdon Station, Angel underground station and numerous bus links. Farringdon Station and the surrounding area will undoubtedly benefit from the forthcoming Crossrail and retail developments.



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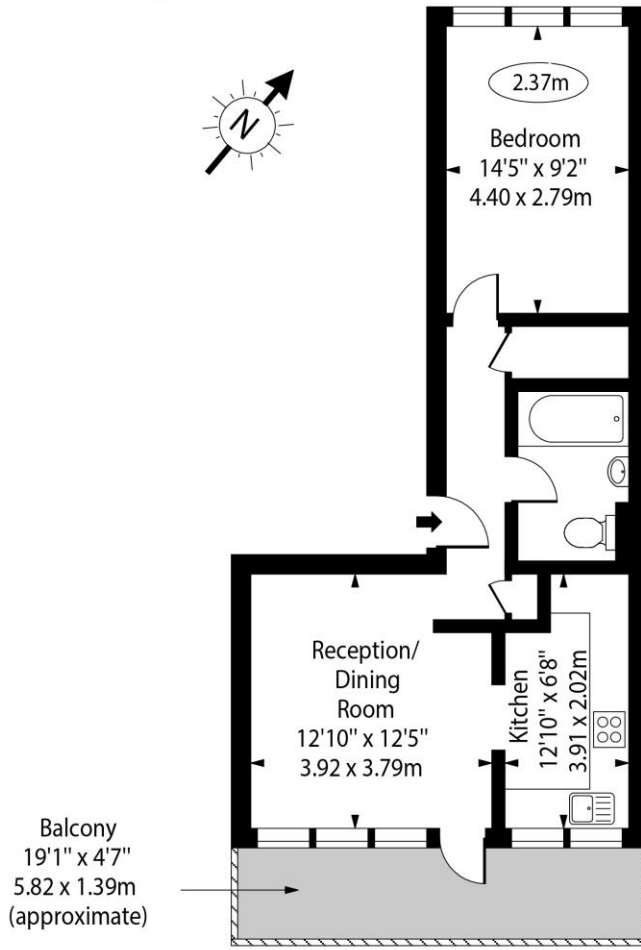


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○ - Ceiling Height



First Floor

Approx Gross Internal Area 497 Sq Ft - 46.14q 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
77	81
England, Scotland & Wales	
EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 104 year and 9 months

Service Charge: Approx. £1,965 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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