



**ST. PAULS VIEW APARTMENTS, AMWELL STREET, LONDON, ISLINGTON, EC1R
£800,000 LEASEHOLD APPROX. 969 YEARS REMAINING**

**SITUATED ON THE SECOND FLOOR OF THIS WELL
MAINTAINED, PURPOSE BUILT BLOCK, THE FLAT OFFERS
VIEWS OVER THE CITY, ST PAULS AND THE SHARD.**

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

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DESCRIPTION:

A well-balanced apartment, it consists of two double bedrooms (one with its own en-suite bathroom), a further shower room, reception room and a separate kitchen. Outside space is catered for by a south-facing balcony off the reception, and a large communal terrace situated on top of the building. The property further benefits from concierge, communal garden and a private gym. St. Pauls View is in the heart of the much sort after Amwell Village. Amwell Street and the surrounding area prides itself on its eclectic array of independent boutiques and businesses, Exmouth Market is also right on its doorstep.



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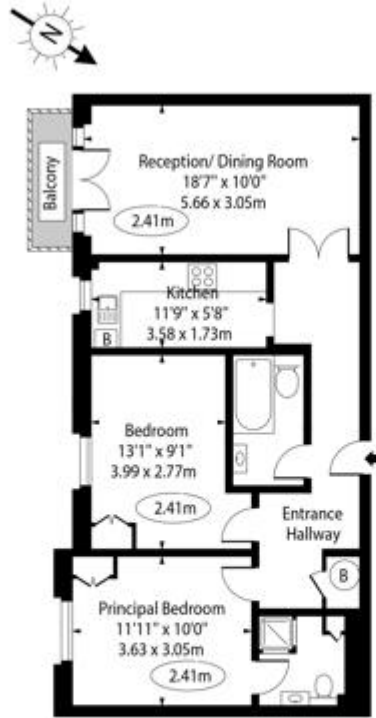
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St Paul's view

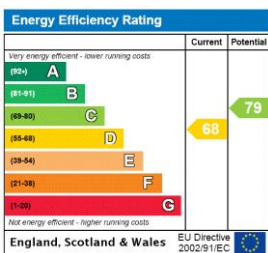


Second Floor

Approx Gross Internal Area 736 Sq Ft - 68.37 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: 969 year and 10 months

Service Charge: Approx. £5,609 per annum

Ground Rent: Approx. £200 per annum (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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