



MASONS YARD, CLERKENWELL, LONDON, EC1V
£550,000 LEASEHOLD

A LARGE BRIGHT AND AIRY ONE BEDROOM, TWO BATHROOM FOURTH FLOOR APARTMENT SET IN A MODERN GATED REDEVELOPMENT CLOSE TO GOSWELL ROAD IN CLERKENWELL.

Leasehold: 980 years | Service Charge: TBC | Ground Rent: £150 PA | Islington Council Tax Band E
£1821 PA

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DESCRIPTION: Masons Yard is awaiting the costing and agreement for remediation works to make it compliant with current Fire Safety regulations and EWS1 certification. The owner has served the Leaseholders Deed of Certificate on the Freeholder and so the flat qualifies under the 2022 Building Safety Act which limits remediation costs. The flat is tenanted under an AST for £2000 PCM until July 2024. As a result, we are discounting heavily the usual pricing and looking for cash buyers who understand the issues and can buy with the tenant in occupation or at the end of tenancy, 9th July 2024. Unusually, for a one-bedroom flat, it has two full bathrooms making it ideal for owners who wish to use the flat configured with two study bedrooms. An entrance lobby leads to the modern fitted kitchen and the two large rooms each with its own en suite. Access to the yard is through a gated entrance on Moreland Street. There is a lift in the building. Masons Yard is perfectly positioned for access to The City of London University, The Financial District, The West End, Euston, King's Cross and St Pancras stations, including Eurostar.



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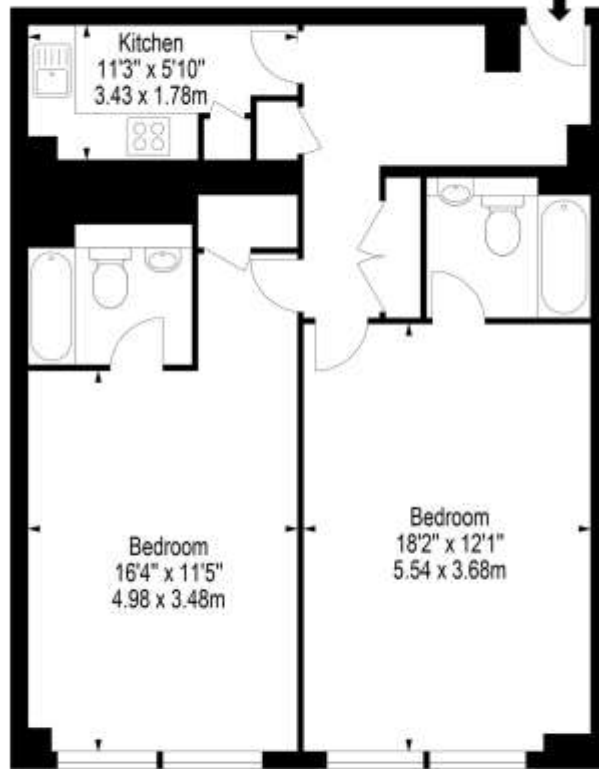
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Masons Yard, Clerkenwell London EC1

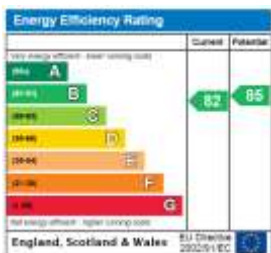


Fourth Floor

Approx Gross Internal Area **744 Sq Ft - 69.12 Sq M**

Floor Plan Supplied For Identification Purposes Only And May Not Be Accurate
Floor Plan by www.elegantmediasolution.com

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: 980 years
Service Charge: TBC
Ground Rent: £150 Annually (subject to increase)
Council Tax Band: E

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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