

LEATHER LANE, LONDON, EC1N  
£525,000 LEASEHOLD APPROX. 119 YEARS REMAINING

A BRIGHT ONE BEDROOM APARTMENT SITUATED ON THE FIRST FLOOR OF A WELL MAINTAINED BUILDING RIGHT IN THE MIDDLE OF THE FAMOUS LEATHER LANE MARKET.

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

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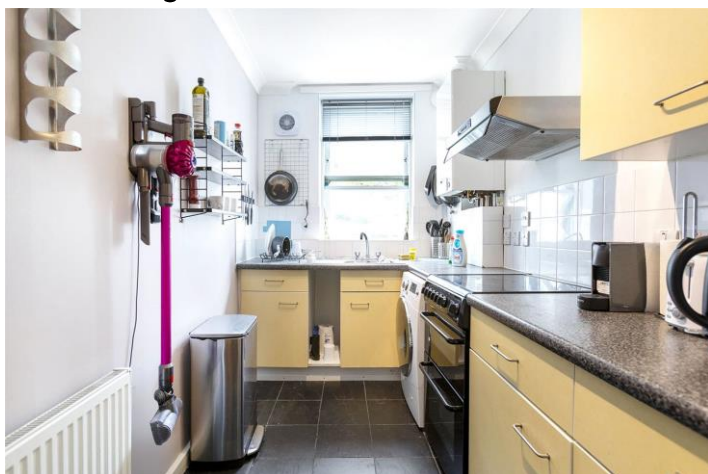
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**DESCRIPTION:**

The quiet flat comprises a eat-in kitchen with plenty of work surfaces and storage, a separate reception, a large double bedroom with built in wardrobes and a modern tiled bathroom. Situated in a highly sought-after location, offering an outstanding selection of amenities with shops, bars and restaurants of Clerkenwell and Holborn all within close distance. Chancery Lane & Farringdon (Impending Crossrail) are also very nearby. Offered with a long lease and no onward chain.



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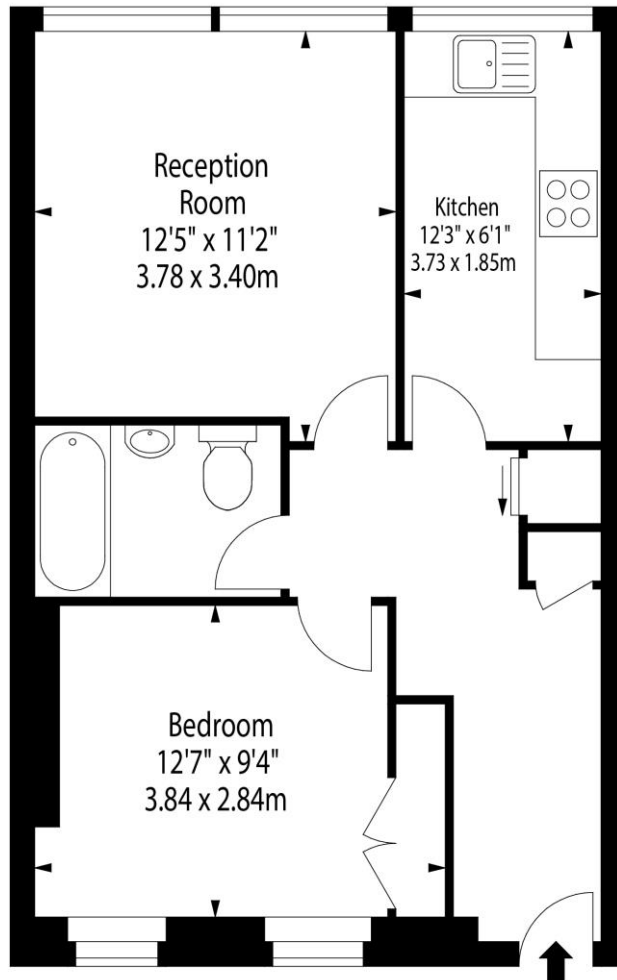
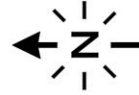




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Leather Lane,  
London, EC1



First Floor

Approx Gross Internal Area 472 Sq Ft - 43.84 Sq M

Floor Plan Supplied For Identification Purposes Only And May Not Be Accurate  
Floor Plan by [www.elegantmediasolution.com](http://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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 119 year and 8 months

**Service Charge:** Approx. £939 per annum

**Ground Rent:** Approx. £300 Annually (subject to increase)

**Council Tax Band:** D

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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