



PERCY CIRCUS, LONDON, WC1X
£485,000 LEASEHOLD APPROX. 102 YEARS REMAINING

**THIS CONTEMPORARY INSPIRED DESIGN ONE
BEDROOM HOME EMBODIES CALMING AND HOMELY
SPACE, OVERLOOKING PERCY CIRCUS GARDEN.**

West End | 020 7240 3322 | westend@winkworth.co.uk

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DESCRIPTION:

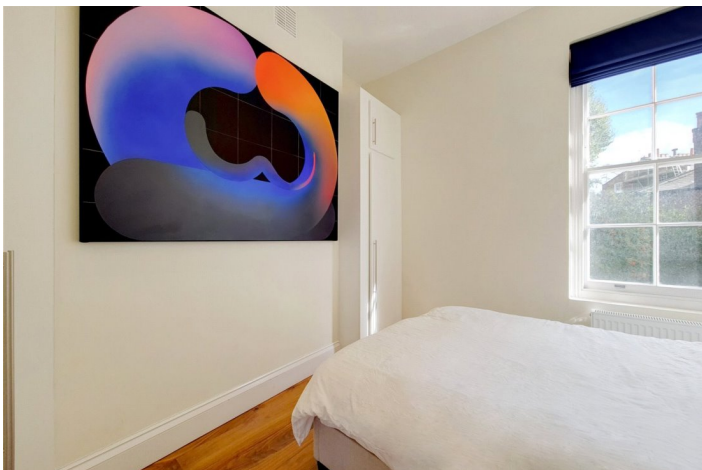
Positioned on the first floor of a highly desirable residential block is the perfect home to move into. The area is commonly referred to as the Lloyd Baker Estate famed for its impressive Georgian and Victorian architecture with a number of picturesque turnings such as Amwell Street, Myddelton Square and Lloyd Square.

Conveniently located away from main roads yet with excellent transport links.

Service Charge: £553 per annum

Garden: Communal back garden

Ground Rent: £10(included in service charge)



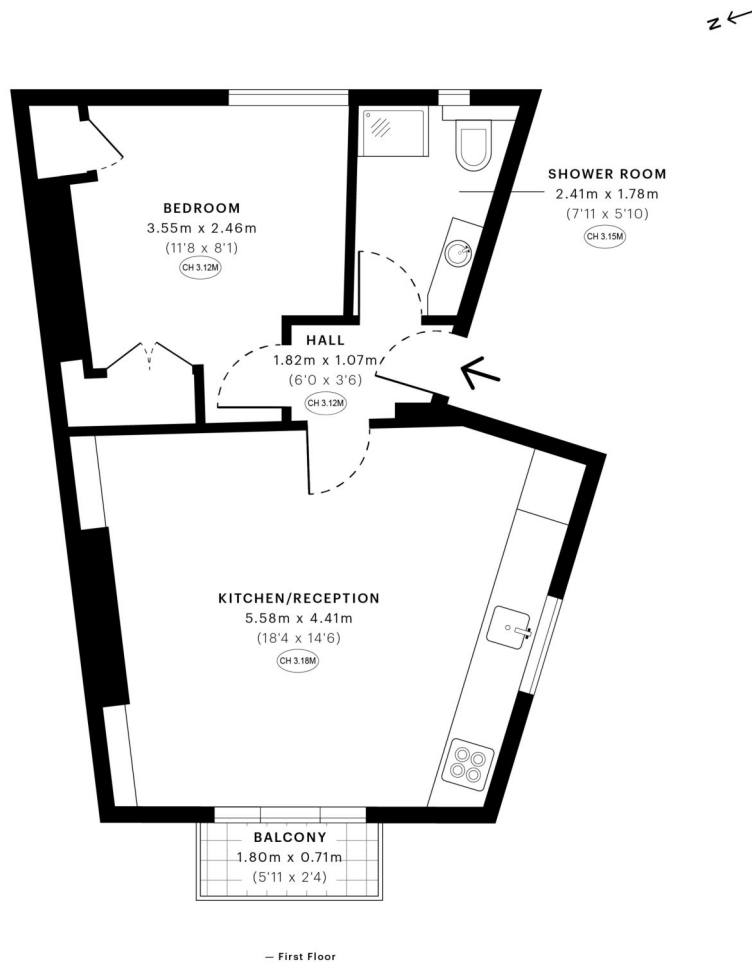
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GROSS INTERNAL AREA (GIA)
The footprint of the property
37.54 sqm / 404.08 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes voids/rooms, measured to level height
35.11 sqm / 377.92 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
1.24 sqm / 13.35 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft

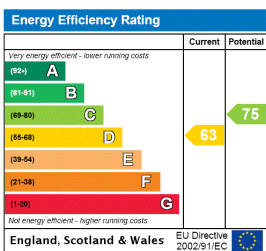


Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 38.08 sqm / 409.67 sqft
IPMS 3C RESIDENTIAL 37.04 sqm / 398.70 sqft

SPEC ID 563357c2a57fe190db90bf520

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.



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