



**WILMINGTON SQUARE, WC1X**  
**£550,000 LEASEHOLD 989 YEARS**

**A LARGE AND EXCEPTIONALLY WELL LOCATED ONE BEDROOM  
FLAT SET ON THE WEST SIDE OF A SOUGHT-AFTER GEORGIAN  
GARDEN SQUARE IN THE HEART OF CLERKENWELL.**

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### DESCRIPTION:

The apartment is located on the lower ground floor of a Grade II listed house and comprises of a double bedroom (overlooking a small courtyard to the rear), a family bathroom, a kitchen and a semi open plan reception room with east facing sash windows. In addition, the flat has many original features, including sash windows and high ceilings throughout. Wilmington Square is located off Rosebery Avenue, near Exmouth Market, where many popular bars, restaurants and boutique shops can be found. Farringdon and Angel tube stations are both within walking distance. The City and West End are both easily accessible.

Service Charge- nil | Ground Rent- nil



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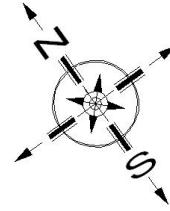
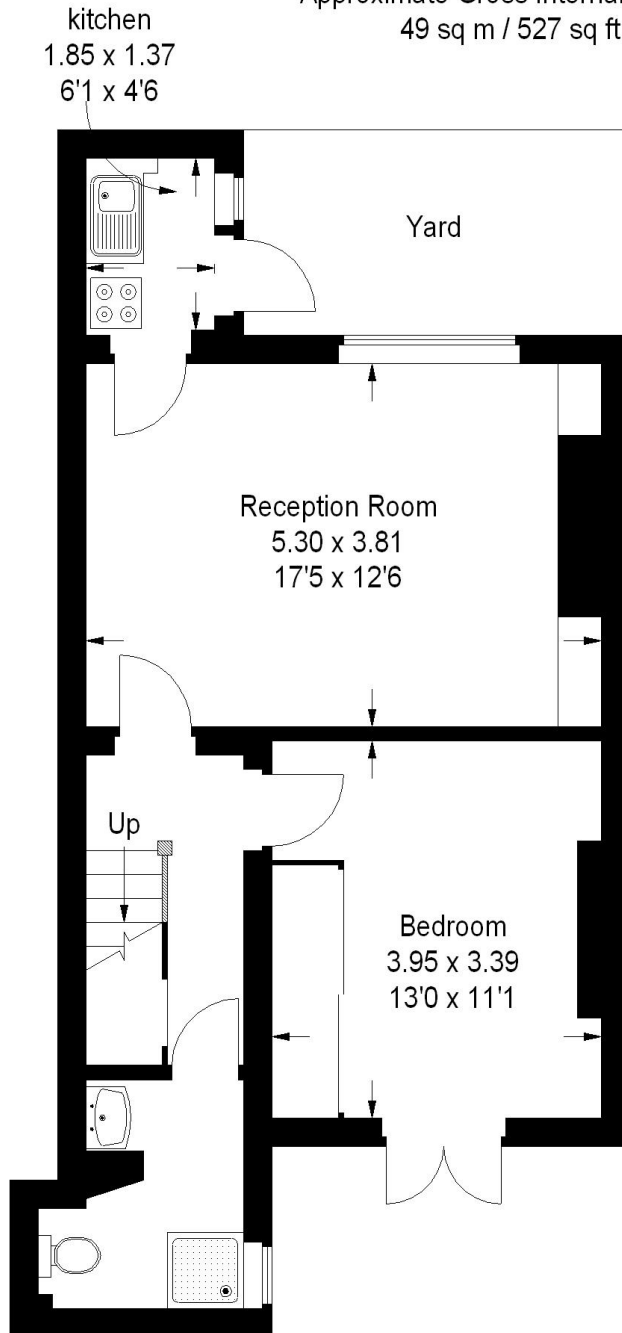


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# Wilmington Square, WC1X

Approximate Gross Internal Area :-  
49 sq m / 527 sq ft



## Lower Ground Floor

**FLOORPLANZ © 2010**  
**01483 755510 Ref 71913**

This plan is for layout guidance only.  
Not drawn to scale, unless stated.  
Windows & door openings are approximate.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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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