



HORSE SHOE COURT, 11 BREWHOUSE YARD, LONDON, EC1V
£590,000 LEASEHOLD

A FANTASTIC ONE BEDROOM FLAT SET ON THE SIXTH FLOOR OF BREWHOUSE YARD WITH A LARGE SOUTH-WEST FACING TERRACE.

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



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DESCRIPTION:

With views of the City and St Pauls and comprising of approximately 562 sqft of internal space this is exceptionally good value.

Offered with a long lease, 24 hour concierge and lift access it is also very quiet and is not overlooked.

This particularly well sought after development is within easy walking distance from the popular and trendy hotspots of Clerkenwell, whilst also being within close proximity to The City and West End. Farringdon Station (impending Crossrail), Barbican and Old Street Stations are all close by.



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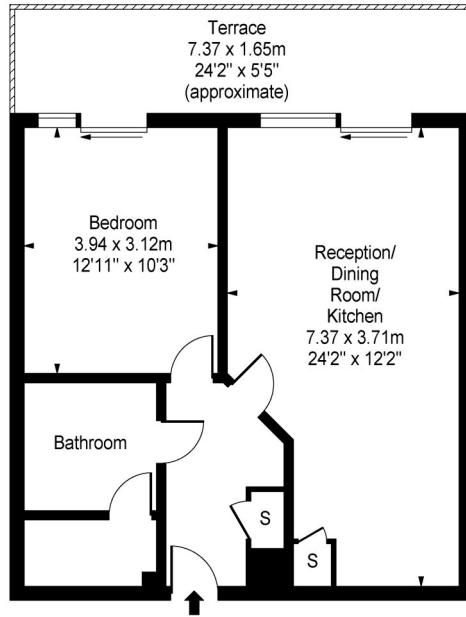
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Horse Shoe Court, EC1V



Sixth Floor

Approx Gross Internal Area 562 Sq Ft - 52.21 Sq M

This floor plan should be used as a general outline for guidance only and 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	84
(69-80)	C		
(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	



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