



TOPHAM STREET, CLERKENWELL, LONDON, EC1R

£650,000 LEASEHOLD

DESCRIPTION:

A bright and exceptionally well positioned two-bedroom apartment situated on the top floor of a period conversion in the centre of Clerkenwell. The apartment comprises of a large lounge dining room with open plan kitchen, a family bathroom and two bedrooms. Topham Street is located on a quiet street in the heart of Clerkenwell, close to Exmouth Market. Due to its strategic location, it is within easy reach of the City, Islington, the West End and St Pancras international. Farringdon mainline and underground station is a short walk away.

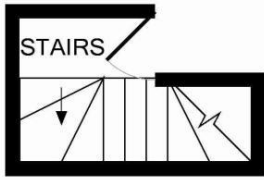
Leasehold: 970 years | Service charge: £816 p/a | Ground rent: £100 p/a | Council tax band (England, Wales and Scotland) Islington Band E.

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

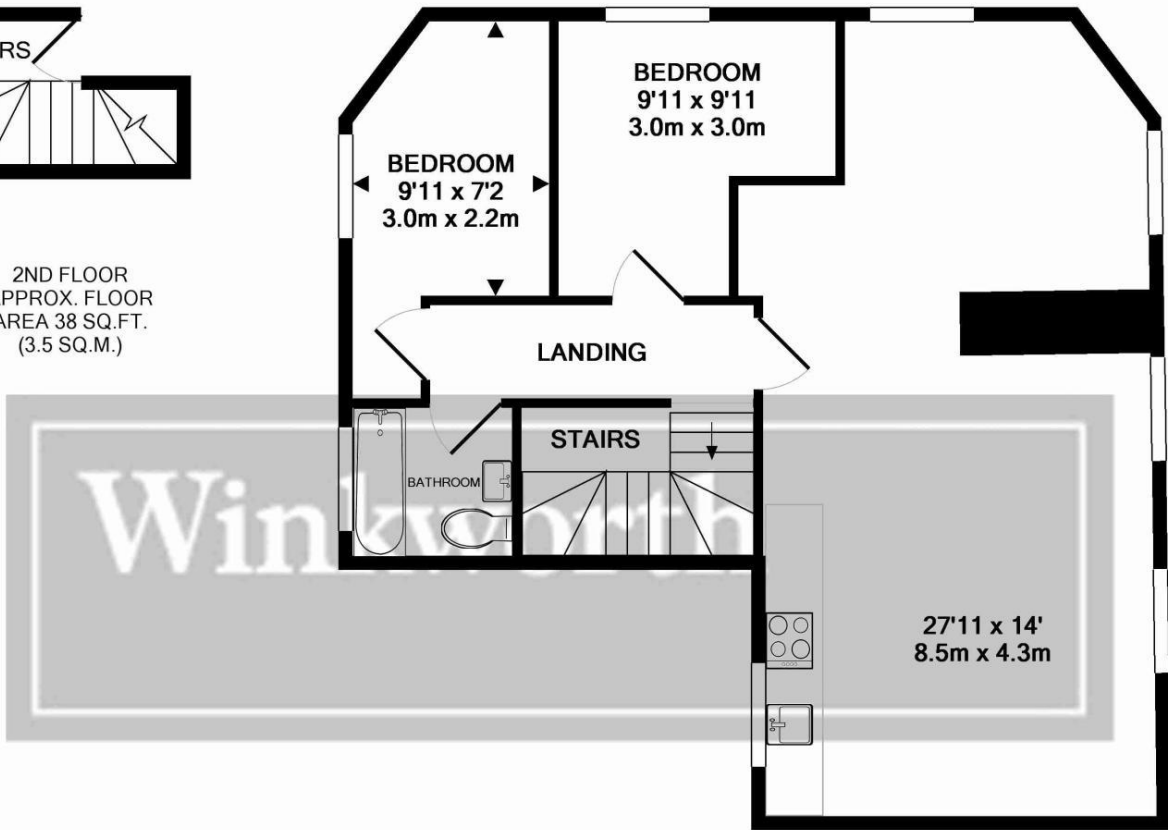
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2ND FLOOR
APPROX. FLOOR
AREA 38 SQ.FT.
(3.5 SQ.M.)



3RD FLOOR
APPROX. FLOOR
AREA 630 SQ.FT.
(58.5 SQ.M.)

TOPHAM STREET, LONDON, EC1R
TOTAL APPROX. FLOOR AREA 667 SQ.FT. (62.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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		
(55-68)	D		59
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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