



AMWELL STREET, LONDON, EC1R  
**£475,000 LEASEHOLD 94 YEARS**

**A BRIGHT ONE BEDROOM FLAT ARRANGED ON THE FIRST FLOOR OF A CONVERTED GRADE II LISTED GEORGIAN TOWN HOUSE SET ON THE ATTRACTIVE AMWELL STREET.**

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#### DESCRIPTION:

With impressive floor to ceiling sash windows off the open plan kitchen reception, this quiet property has a large tiled bathroom and good size double bedroom at the rear. Offered with a long lease and no onward chain. Amwell Street and the local area offers an excellent array of amenities as the shops, bars and restaurants of Clerkenwell, Exmouth Market, King's Cross and Islington are just moments away. The nearest public transport links are King's Cross St Pancras (London Underground/Overground as well as Eurostar connections), Farringdon (impending Crossrail) and Angel Stations. There are also multiple bus links, linking areas such as the West end and the City.

Service Charge- £650 P/A | Ground Rent- £10 P/A



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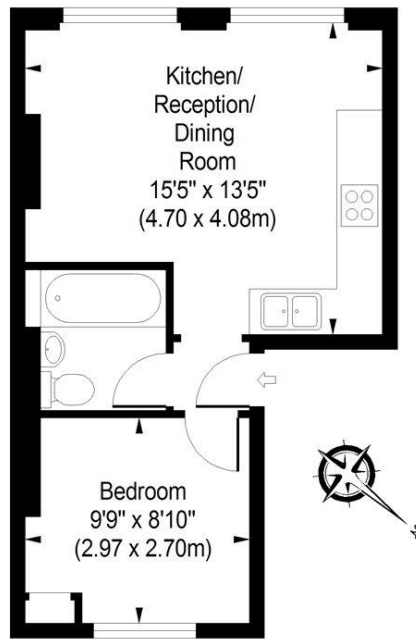
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# Amwell Street

Approximate Gross Internal Area  
328 sq ft / 30.48 sq m

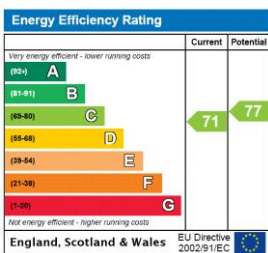


First Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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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