



PRICE GUIDE

£325,000

Amwell Street

London, EC1R 1UU

Price Guide: £325,000 - £350,000

Charming One-Bedroom Apartment in a Georgian Conversion on Anwell Street, Clerkenwell

Nestled within the heart of Clerkenwell, this elegant one-bedroom apartment is situated within a beautifully restored Georgian conversion on the picturesque Anwell Street.

The property features a a open plan reception, modern kitchen, good size double bedroom and contemporary fitted bathroom.

Anwell Street itself is a quiet, tree-lined street, offering the charm of historic Clerkenwell while being just moments away from vibrant cafes, boutique shops, and excellent transport links, including Farringdon and Angel stations.

Tenure: Leasehold 100 years remaining

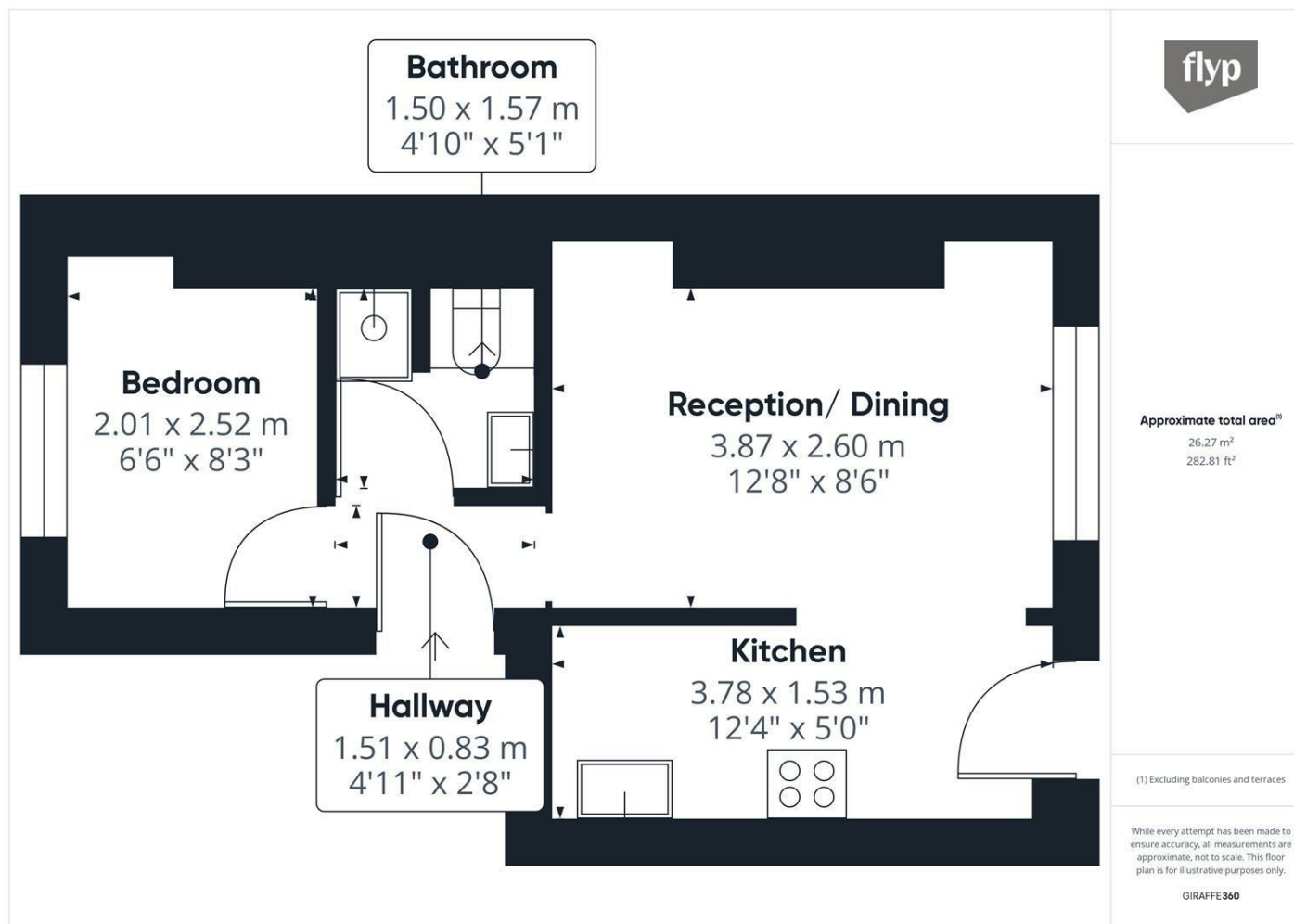
Service Charge: £600 per annum

Ground Rent £10 Per annum

Council Tax: Band C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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