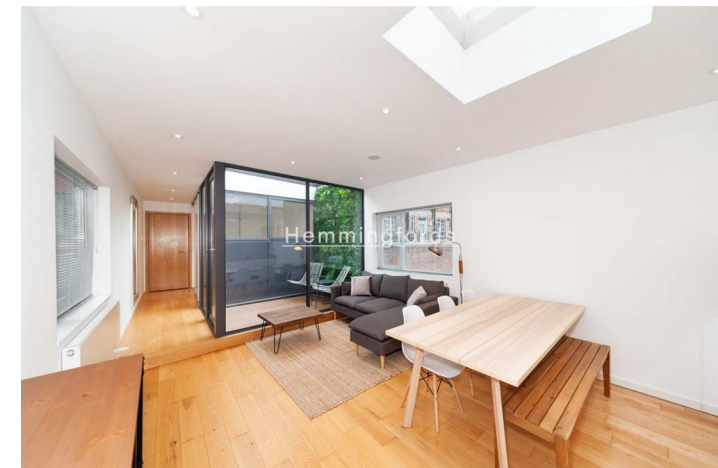
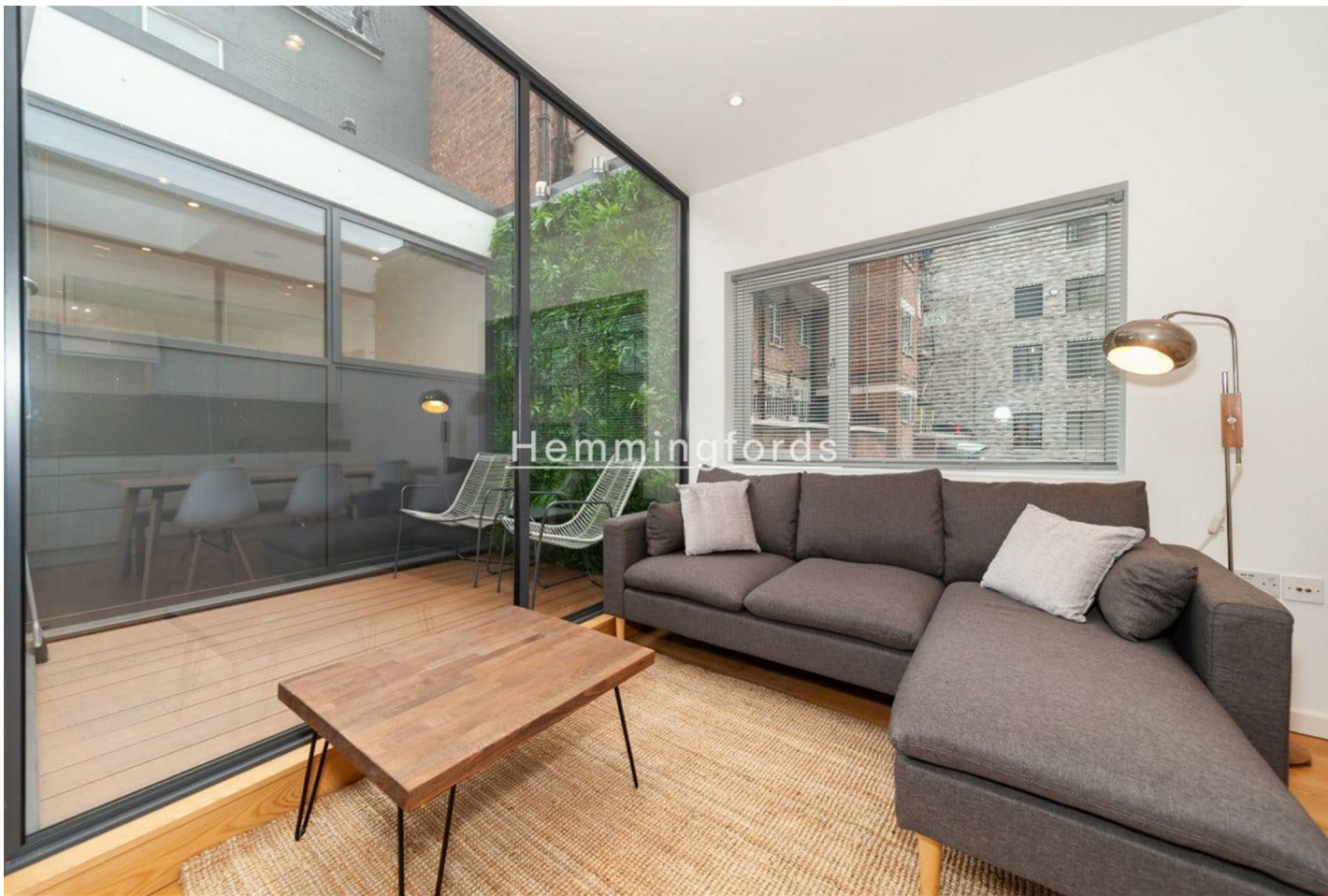




OLD STREET, LONDON, EC1V

1 BED APARTMENT

£475,000
LEASEHOLD

A beautifully presented one-bedroom apartment extending to approximately 451 sq ft, positioned on the first floor of a modern development on Old Street, EC1V. Offered in very good condition throughout, this stylish home provides bright and well-designed accommodation in one of central London's most vibrant and well-connected locations. Chain Free

The apartment features a spacious open-plan reception and kitchen area, finished with contemporary fittings and integrated appliances, creating an ideal space for both everyday living and entertaining. Large windows allow for excellent natural light, while the addition of a private winter garden provides a versatile extra space perfect for relaxing, dining or home working throughout the year.

The double bedroom is well proportioned and complemented by a modern bathroom finished in a clean contemporary style. The apartment offers an efficient

Hemmingfords

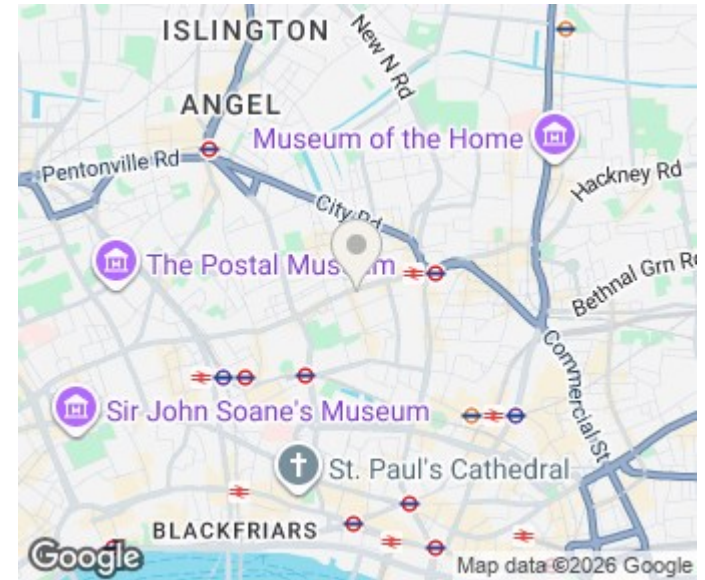
Old Street

Approximate Gross Internal Area = 451 sq ft / 41.9 sq m



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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