

## MYDDELTON SQUARE, LONDON, EC1R EC1R 1XX

£675,000  
LEASEHOLD

A well presented, bright one bedroom first floor period property situated on a popular Square close to Angel Station.

The property boasts a bright reception room with access to a private balcony, separate kitchen, double bedroom with fitted wardrobes and a tiled bathroom suite. The property features high ceilings throughout.

Located in the heart of the 'Amwell Village' this apartment is well placed for access into the West End and the City. Transport links are close by at Angel station with the Northern Line and various bus routes. Lots of restaurants and coffee shops are available in Exmouth Market and Upper Street and the surrounding neighborhood. Amwell street is also very pleasant with a selection of local shops including the famous Myddeltons Delicatessen

# Hemmingfords

Myddelton Square, EC1R  
 CAPTURE DATE: 06/10/2022 LASESCAN POINTS: 72,928,624

GROSS INTERNAL AREA  
 47.34 sqm / 509.56 sqft

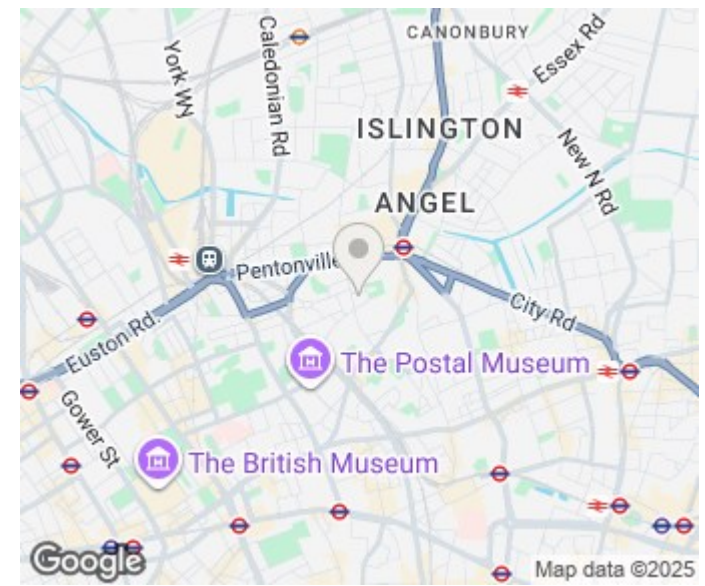


spec<sup>+</sup> Verified

RICS  
 Certified Property Measurement

specification: 10/10/2018  
 www.specification.org.uk

spec id: 56335/194923976e056a3070356



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