



PERCIVAL STREET, LONDON, EC1V

2 BED APARTMENT

£450,000
LEASEHOLD

A well-presented and well-proportioned two-bedroom apartment extending to approximately 681 sq ft, positioned in Tompion House on Percival Street, EC1V. Ideally located in the heart of Clerkenwell, this property offers bright, practical living in a highly convenient central London setting.

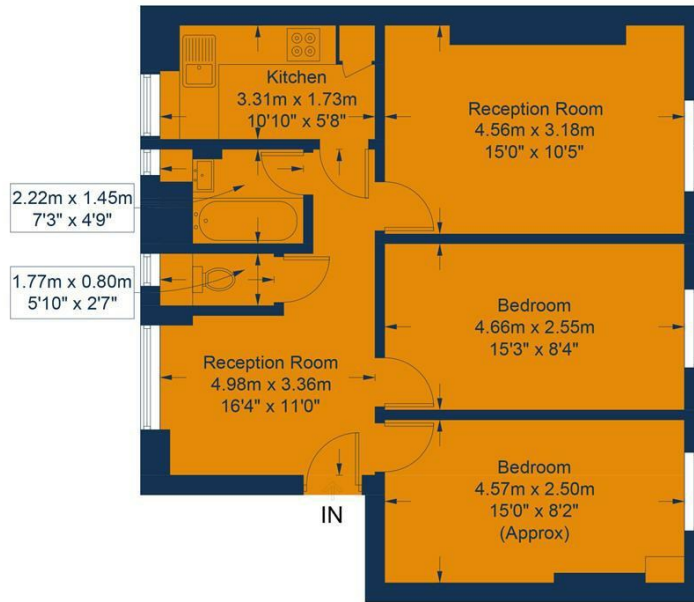
The apartment comprises a spacious reception room, a separate fitted kitchen, two well-sized bedrooms, and a modern bathroom. Large windows provide excellent natural light throughout, creating a bright and comfortable living environment.

The property is offered in good condition throughout, making it an ideal purchase for first-time buyers, professionals or investors seeking strong rental demand in a prime location.

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Percival Street, EC1V

Approximate Gross Internal Area = 63.27 sq m / 681.04 sq ft

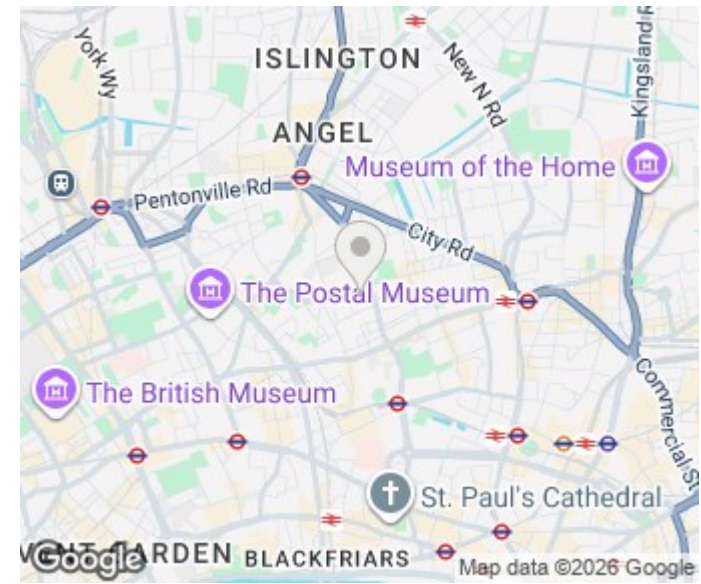


Third Floor

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This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, doors, fittings, and the total area, are approximate measurements. Produced by a



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	
(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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