



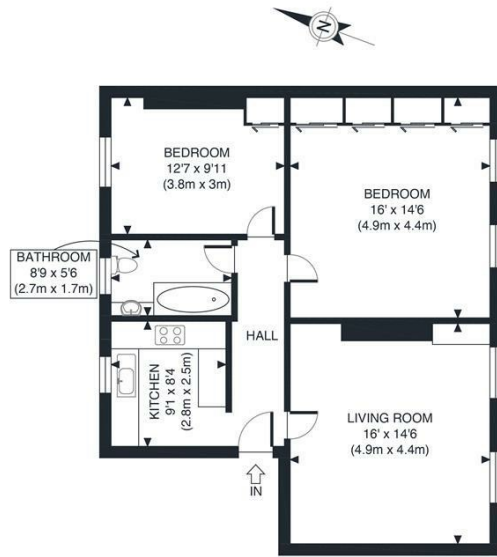
## 5 54-55 MYDDELTON SQUARE LONDON, EC1R 1YA

**£900,000**  
LEASEHOLD - SHARE OF  
FREEHOLD

Guide Price \*£900,000-£950,000\* Situated in one of the most desirable squares in EC1R, is this well proportioned, beautifully presented two bedroom Georgian flat overlooking St Mark's Church on Myddelton Square.

The property offers 800 square feet living space and the accommodation comprises of a bright, separate reception room, this wonderful entertaining space offers an array of period features (fireplace) and delightful views onto St Mark's Church. To the rear of this floor is a fully integrated kitchen, the master bedroom with fitted wardrobes is a generous size and offers good natural light from the two sash windows. To the rear of the property you have a second double bedroom, also with fitted wardrobes and a modern bathroom suite.

**Hemmingfords**



THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 799 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 799 SQ FT / 74 SQM	Myddelton Square
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 14/06/23
	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(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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