



## 21 WENLAKE HOUSE OLD STREET

LONDON, EC1V 9JH

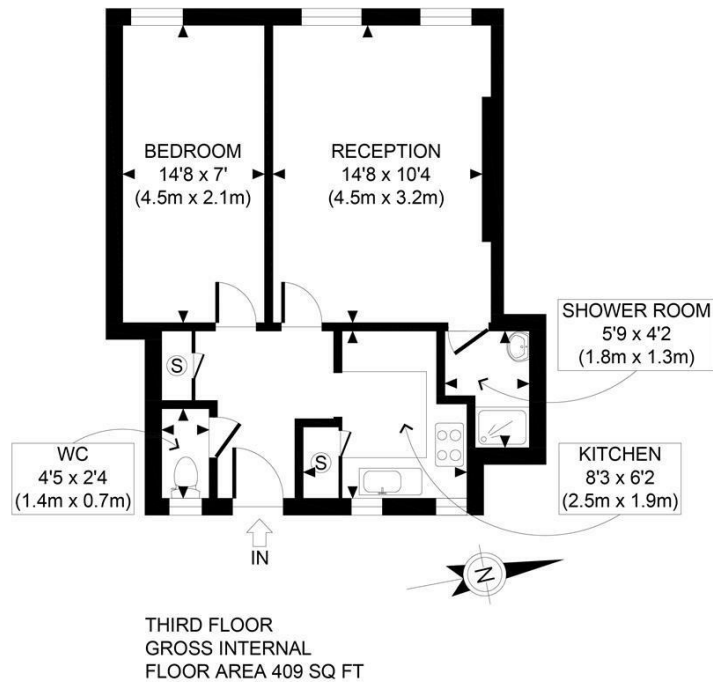
£385,000  
LEASEHOLD

Nestled in the vibrant area of Old Street, London, this charming apartment offers a perfect blend of comfort and convenience. The property features a spacious reception room that welcomes you with an abundance of natural light, creating a warm and inviting atmosphere. The large double bedroom provides a peaceful retreat, ideal for relaxation after a busy day in the city.

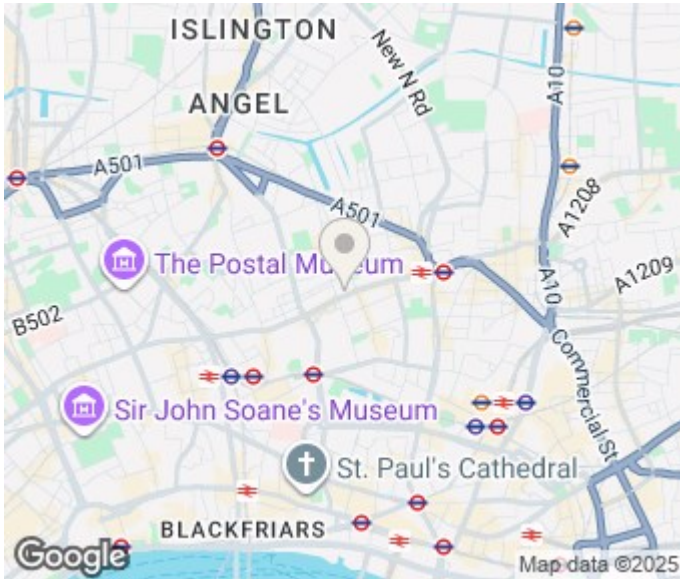
The separate kitchen is well-appointed, allowing for easy meal preparation and entertaining. This apartment is chain-free, making the buying process smoother and more straightforward for prospective buyers.

Old Street is renowned for its excellent transport links, ensuring that you are well-connected to the rest of London. Whether you are commuting for work or

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<p><b>APPROX. GROSS INTERNAL FLOOR AREA 409 SQ FT / 38 SQM</b></p> <p>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</p>	<p><b>Wenlake House</b></p>
	<p>date 24/01/25</p>
	<p><b>photoplan</b> </p>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(55-68) D			
(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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