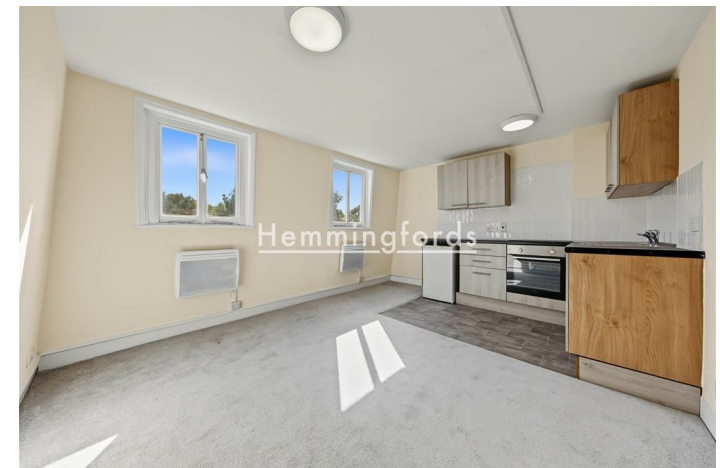




WILMINGTON SQUARE, LONDON WC1X 0EG

1 BED APARTMENT

£230,000
LEASEHOLD

A well-presented one-bedroom apartment extending to approximately 354 sq ft, ideally positioned on the highly desirable Wilmington Square, WC1X, offering an excellent opportunity for first-time buyers, investors or purchasers seeking a centrally located London home.

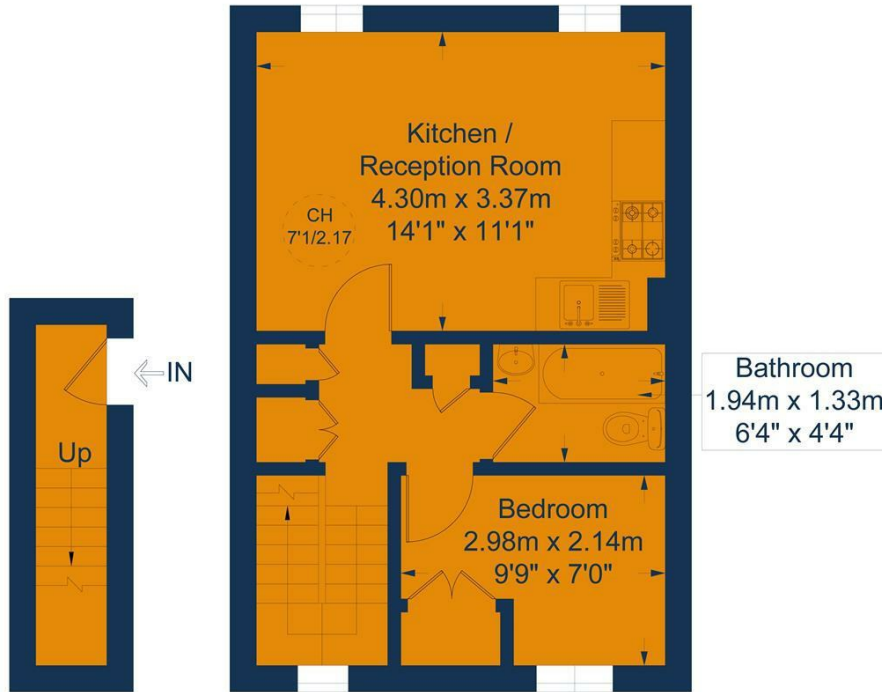
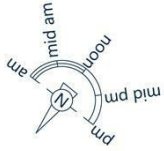
The apartment is presented in good condition throughout and features a bright open-plan kitchen and reception room, measuring approximately 14'1" x 11'1", providing a comfortable space.

The accommodation further comprises a separate bedroom, contemporary bathroom & useful built-in storage. The floorplan provides an approximate gross internal area of 354 sq ft, with a practical and efficient layout.

Hemmingfords

Wilmington Square, WC1X

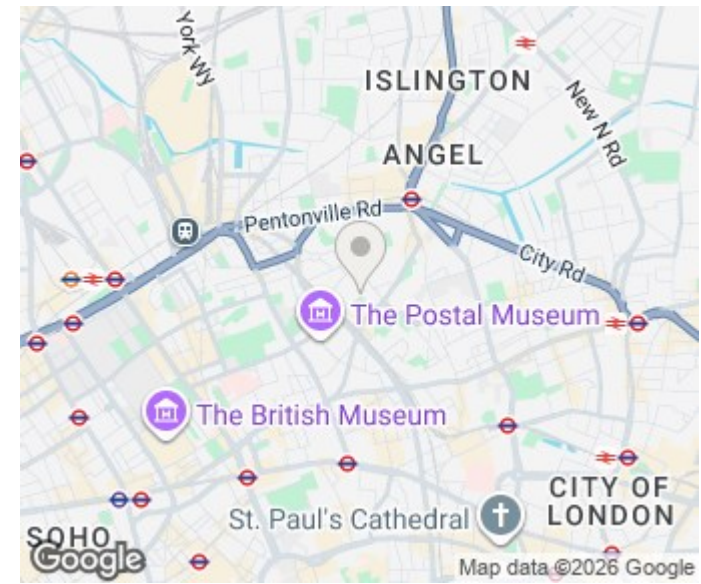
Approximate Gross Internal Area = 32.91 sq m / 354.29 sq ft



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This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, door, 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		
(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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