



VESAGE COURT, LEATHER LANE, LONDON, EC1N

£475,000

PRIVATE BALCONY | 6.1% GROSS YIELD | CHAIN FREE

Goldman Greg are delighted to offer this well-presented one-bedroom fifth-floor apartment, located within the popular Vesage Court development.

The property comprises a spacious reception room with direct access to a private balcony, a separate fitted kitchen, modern bathroom and a good-sized double bedroom. A large storage cupboard is also conveniently located off the hallway.

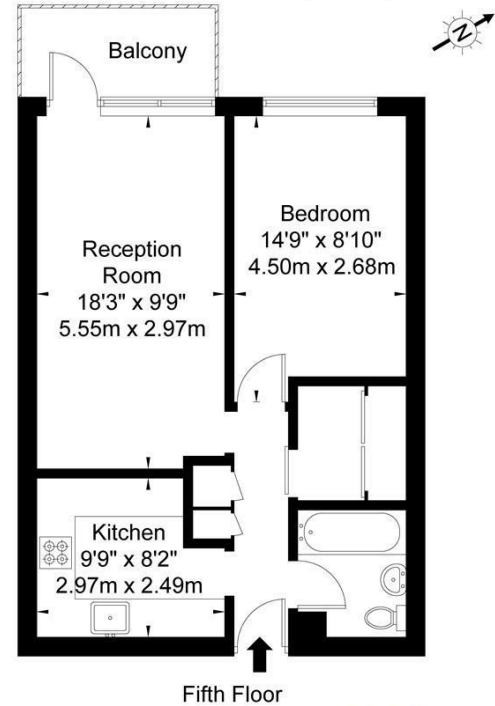
Vesage Court is ideally situated within easy reach of both Holborn and Farringdon Stations, with a wide range of shops, restaurants, cafés and other amenities available within walking distance.



Goldman Greg

Vesage Court Leather Lane EC1N 7RE

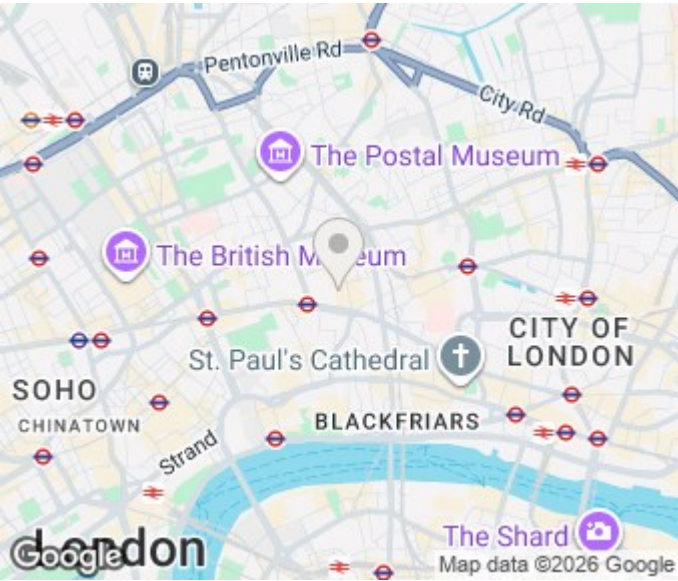
Approx Gross Internal Area = 47.5 sq m / 511 sq ft



Ref

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PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	71
(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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