

Charles Allen House, Amwell Street, EC1R 1XU

Asking price: £900,000 Leasehold (120 years from 01/01/2012)

For Sale by Daniel Rose Residential Ltd



An immaculately presented and very spacious (962 sq/ft) 2/3 bedroom third floor flat within this smart refurbished block, in this highly regarded location. The flat boasts two bathrooms (one en-suite) and also benefits from a private balcony with panoramic views.

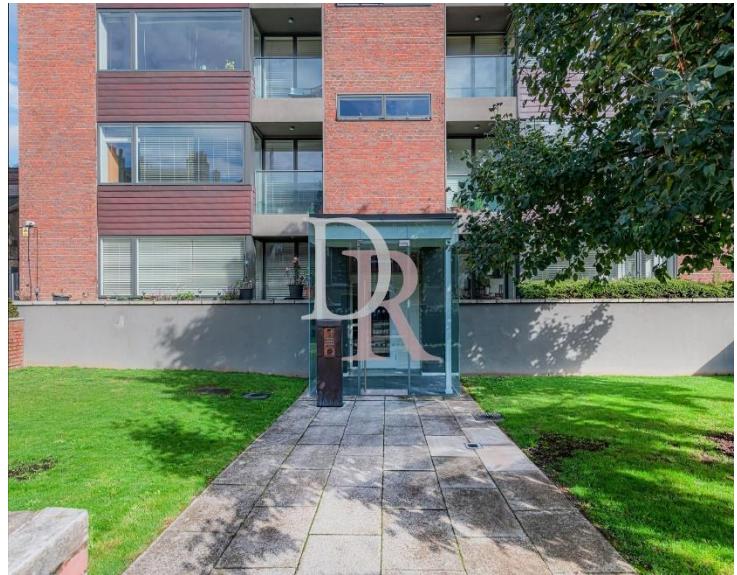
Charles Allen House, is very well located and is conveniently positioned for Kings Cross St Pancras, Angel and Farringdon. Exmouth market, Upper Street and Saddlers Wells theatre are also close by.

Viewings

To arrange a viewing please contact our office on 020 7359 4493 or via email
info@danielrose.net

**SUPERB LOCATION * ALLOCATED PARKING * PRIVATE BALCONY * WOOD FLOORING *
ATTRACTIVE BLOCK * LEASEHOLD * 3rd FLOOR * VERY BRIGHT * LIFT * SERVICE CHARGE
£3,200 p/a (7.2% of outgoings) * GROUND RENT £350.00 p/a**

EXTERNAL



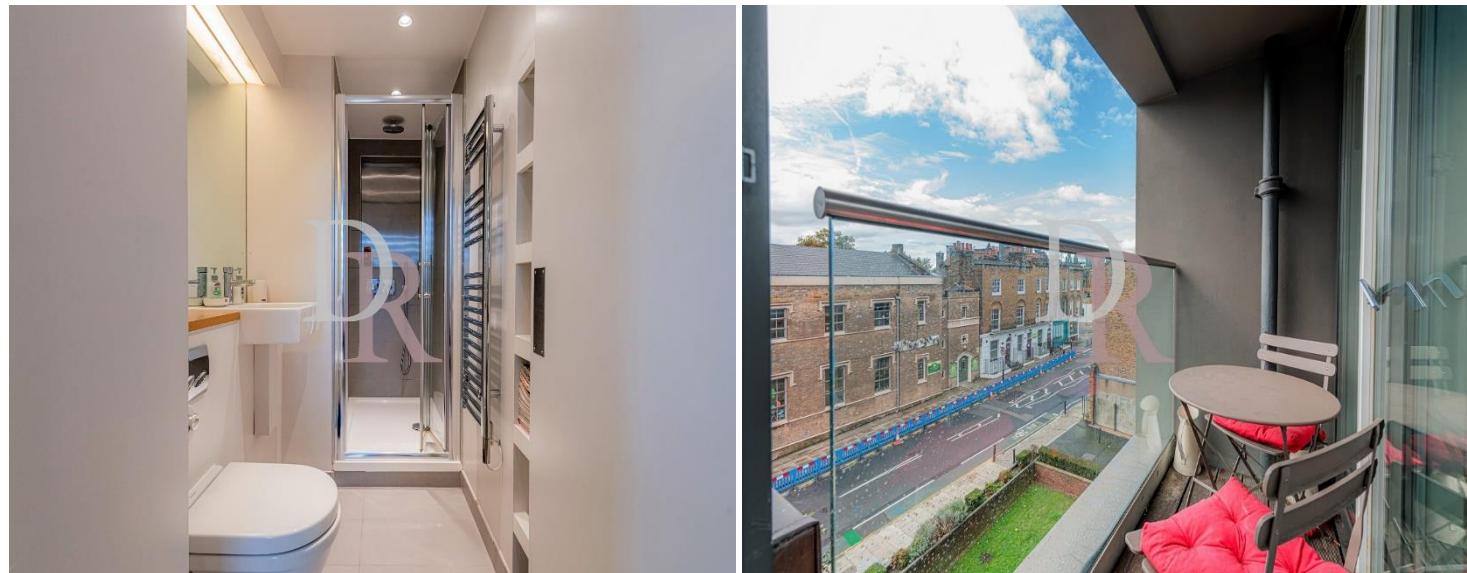
RECEPTION



BEDROOM 1



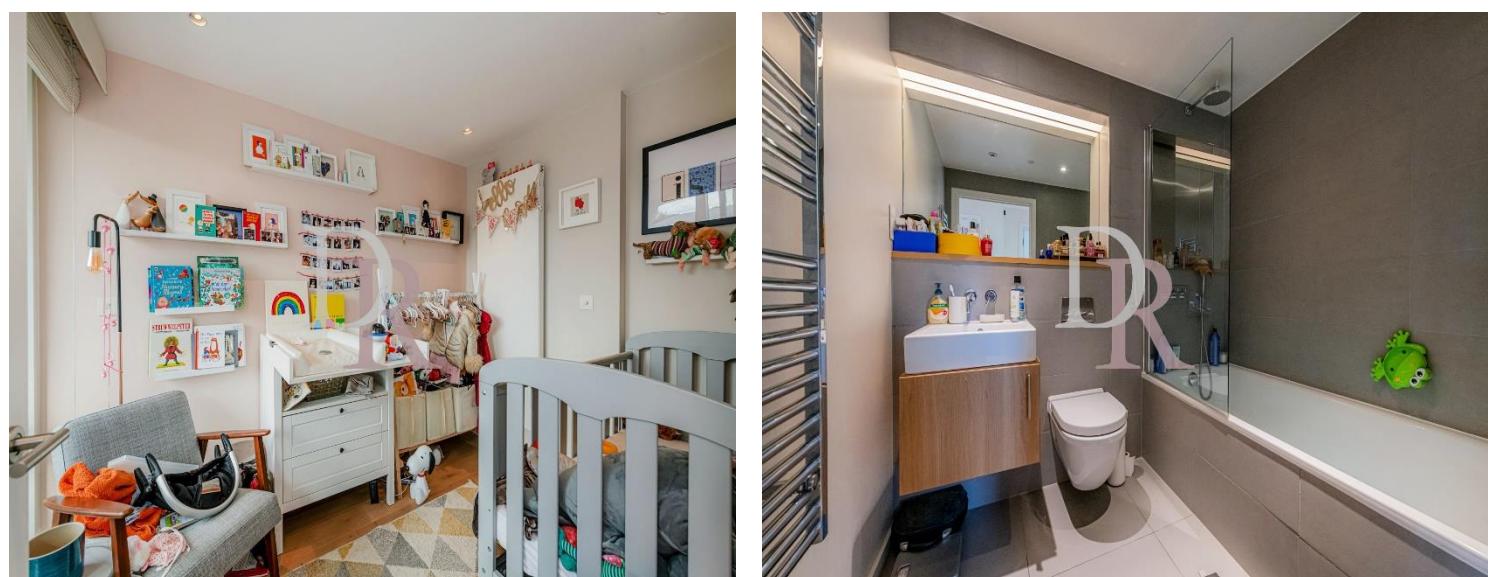
ENSUITE & BALCONY



BEDROOM 2



BEDROOM 3 & FAMILY BATHROOM

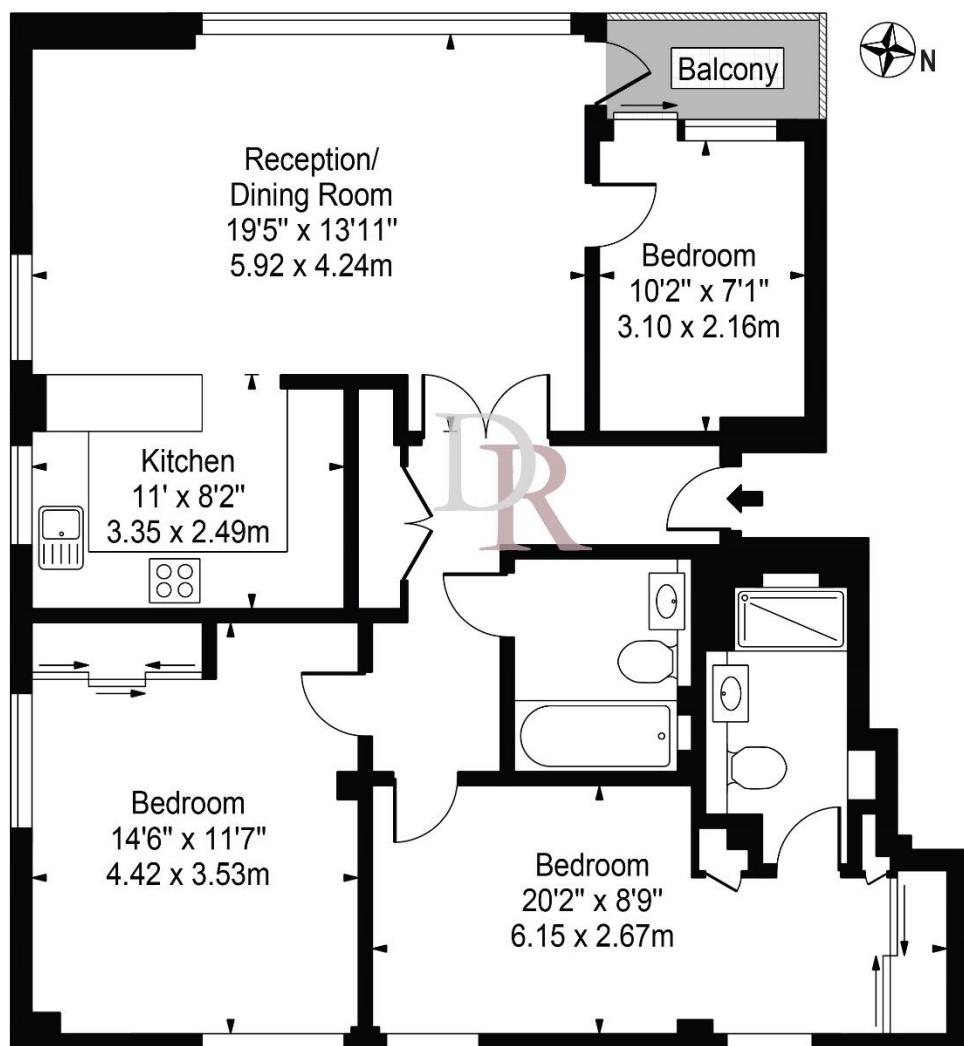


KITCHEN



Charles Allen House

Approx. Gross Internal Area 962 Sq Ft - 89.37 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Performance Certificate



HM Government

Charles Allen House, 28 Amwell Street, LONDON, EC1R 1XU

Dwelling type: Mid-floor flat **Reference number:** 9968-4022-6385-9982-4920
Date of assessment: 16 May 2012 **Type of assessment:** SAP, new dwelling
Date of certificate: 16 May 2012 **Total floor area:** 86 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

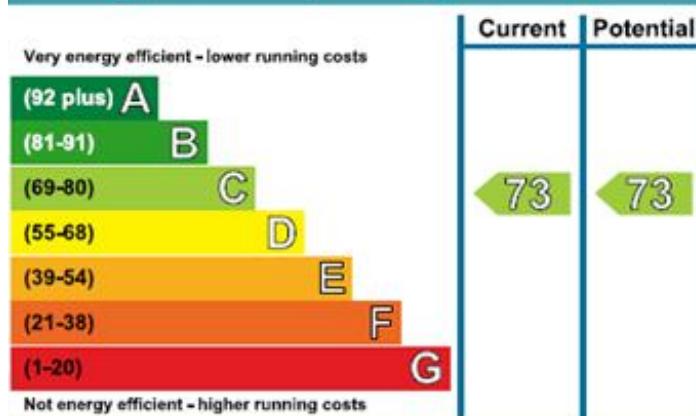
Estimated energy costs of dwelling for 3 years:	£ 1,755
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Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 138 over 3 years	£ 138 over 3 years	Not applicable
Heating	£ 1,374 over 3 years	£ 1,374 over 3 years	
Hot Water	£ 243 over 3 years	£ 243 over 3 years	
Totals	£ 1,755	£ 1,755	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.