



# MILE

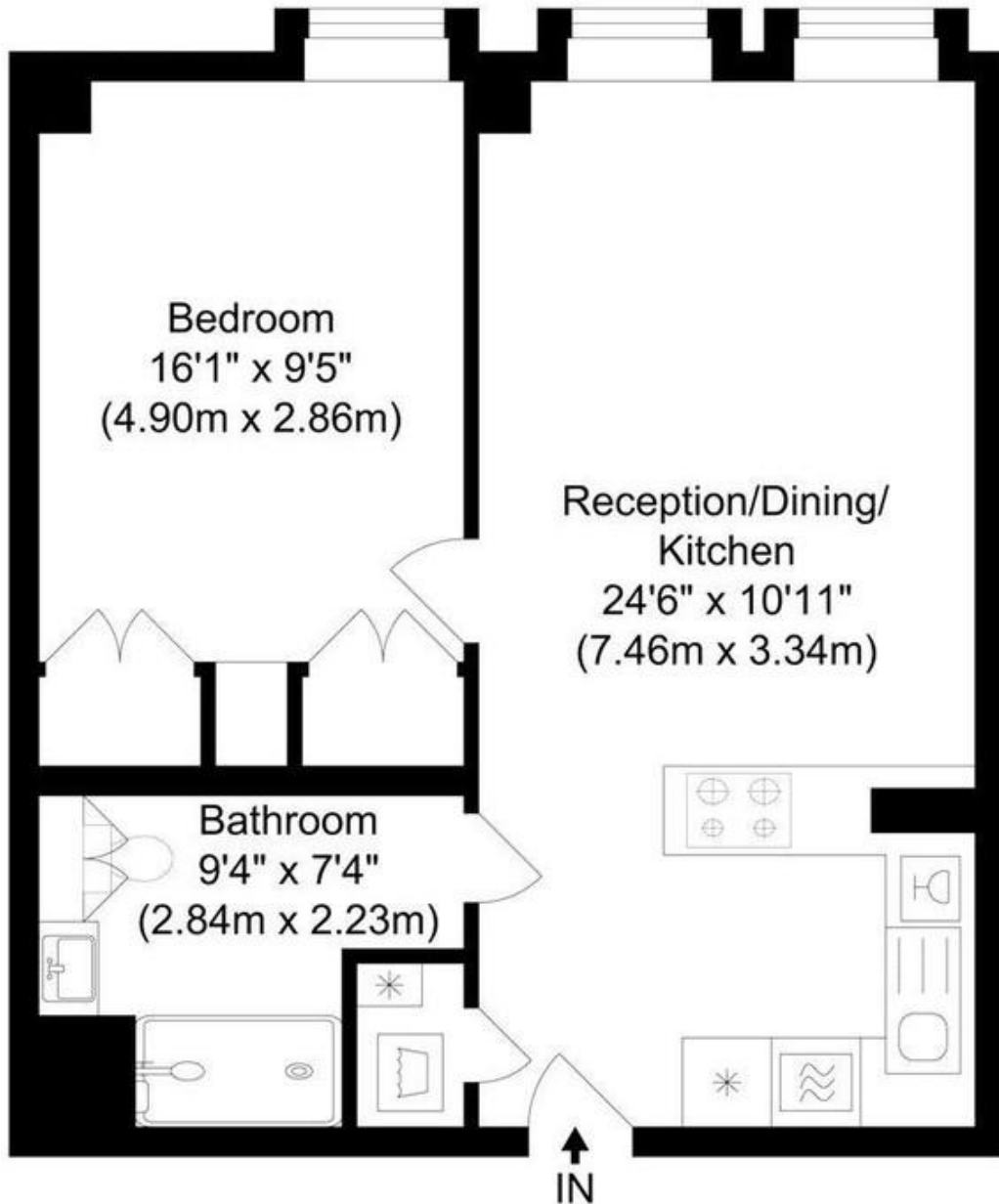


## Leonard Street, London EC2A

£550,000 Leasehold

Welcome to Leonard Street. Discover this beautifully designed leasehold one-bedroom apartment, ideally located in the heart of EC2A, bridging the vibrant energy of Shoreditch and the City. This stylish home offers a spacious reception and dining area, a sleek integrated kitchen, a modern bathroom with a walk-in shower, and a bright double bedroom. With underfloor heating throughout, the apartment delivers comfort and sophistication in equal measure. Perfect as a first home or a London base, residents enjoy exclusive access to premium amenities, including a 24-hour concierge, a fully equipped gymnasium, a sauna, and a steam room. The communal rooftop garden provides a serene retreat with breath-taking views of the London skyline. Situated on Leonard Street, moments from Old Street Station, the apartment is surrounded by an eclectic mix of restaurants, bars, and shops, making it an ideal choice for those seeking a vibrant urban lifestyle.

- Third floor apartment
- One bedroom
- Open plan kitchen living area
- Excellent condition
- Roof top garden
- Concierge
- Onsite Gym
- Leasehold
- Great location
- Close to shops and transport



Third Floor  
 Approximate Floor Area  
 486.42 sq. ft.  
 (45.19 sq. m)



## LEONARD STREET

TOTAL APPROX FLOOR AREA 486.42 SQ. FT. (45.19 SQ. M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

**MONEY LAUNDERING REGULATIONS 2003:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.