FERNSBURY STREET, WC1X 0HZ
2 BEDROOM APARTMENT
£575,000 subject to contract
THE SPACE
A two-bedroom duplex in a purpose-built block on Fernsbury Street in Clerkenwell. The flat has exposed wooden flooring, a separate kitchen and good storage. An exciting and vibrant neighbourhood to live in, you are on the doorstep of the delightful Amwell Street and just a few minutes' walk from the electric delights of Exmouth Market with its chic shops and restaurants, along with Sadler’s Wells theatre, City University and the Courtauld Institute.

Situated between Kings Cross, Farringdon and Angel underground stations, the property benefits from excellent transport links.

ACCOMMODATION AND FEATURES
- Two Bedrooms
- 2nd / 3rd floor duplex
- Separate Kitchen
- Pleasant aspect
- Great storage
- Gas Central Heating
- Vibrant neighbourhood
For clarification purposes we would advise purchasers that these particulars were prepared in good faith to give a general description of the property. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are for guidance purposes and if such details are of vital importance, purchasers must make their own enquiries.

**ADDRESS**
Fernsbury Street, London

**POSTCODE**
WC1X 0HZ

**COMMUTE**
Angel Underground Station 600m
Kings Cross Underground Station 1200m
Farringdon Station 1200m

**EATS**
Caravan
Moro
Coin Laundry

**COFFEE & MORE**
Myddletons Delicatessen
Old China Hand
Briki

**STRETCH OUT**
Ozone Health & Fitness Club
The Gym London (Angel)
Virgin Active

**VERY IMPORTANT**

<table>
<thead>
<tr>
<th><strong>PRICE</strong></th>
<th>£575,000 subject to contract</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Service Charge</strong></td>
<td>£1,300 per annum</td>
</tr>
<tr>
<td><strong>Ground Rent</strong></td>
<td>£10</td>
</tr>
<tr>
<td><strong>Council Tax</strong></td>
<td>Islington London Borough Council Band C, £1,270 pa.</td>
</tr>
<tr>
<td><strong>Tenure</strong></td>
<td>Leasehold - 88 years remaining unexpired</td>
</tr>
<tr>
<td><strong>Resident's Parking</strong></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>I should rent out for</strong></td>
<td>£475 p/w</td>
</tr>
</tbody>
</table>

For clarification purposes we would advise purchasers that these particulars were prepared in good faith to give a general description of the property. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are for guidance purposes and if such details are of vital importance, purchasers must make their own enquiries.

**Energy Efficiency Rating**

<table>
<thead>
<tr>
<th>Current</th>
<th>Potential</th>
</tr>
</thead>
<tbody>
<tr>
<td>77</td>
<td>81</td>
</tr>
</tbody>
</table>

ldg.co.uk @ldglondon
sales@ldg.co.uk 020 7580 1010

For clarification purposes we would advise purchasers that these particulars were prepared in good faith to give a general description of the property. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are for guidance purposes and if such details are of vital importance, purchasers must make their own enquiries.