



SOLD

REF: 838596

2 Bed, High Rise Apartment, Communal Garden, Permit Parking

AST til October' 19 at £2000 pcm - Excellent Transport Links - Chain Free - Ideal Buy To Let Investment - High Rise Building - Sought After Location

An investment opportunity within this ex local authority high rise building in Old Street. The two bedroom flat situated on the 6th floor comprises; spacious reception room currently used as a bedroom, two double bedrooms, large eat in kitchen, and bathroom. Currently let on an AST til October 2019 (with break clause active from August 2018) at £2000 PCM. The property will be sold with tenants in place. The property is in an excellent location with easy access to the City and West End, and is a... **continued below**

Train/Tube - Old Street, Barbican, Angel, Moorgate

Local Authority/Council Tax - Islington

Tenure - Leasehold

ludlowthompson



Reception Room



Kitchen



Bedroom 1



Bedroom 2



Bathroom



Reception Room Alt. Angle



Bedroom 1 Alt

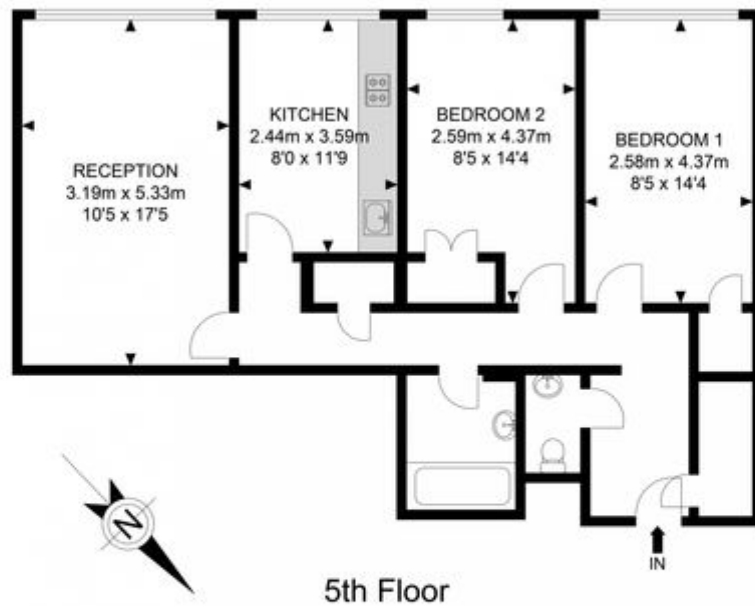


Bedroom 2 Alt



Exterior Communal Area

Gambier House



APPROX. GROSS INTERNAL FLOOR AREA 768.97 SQ FT / 71.44 SQM

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 approximates and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Photography and Floor Plan

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.

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Reception Room - 5.33m x 3.19m (17' 5" x 10' 5")

Kitchen - 3.59m x 2.44m (11' 9" x 8')

Bedroom 1 - 4.37m x 2.58m (14' 4" x 8' 5")

Bedroom 2 - 4.37m x 2.59m (14' 4" x 8' 5")

Bathroom

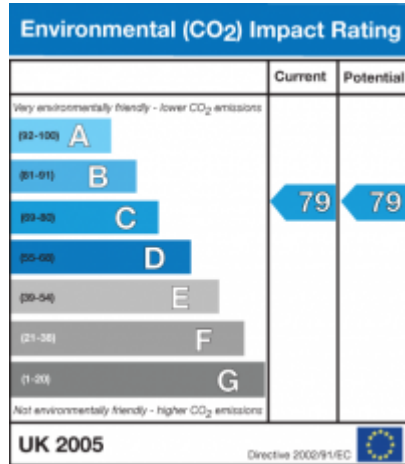
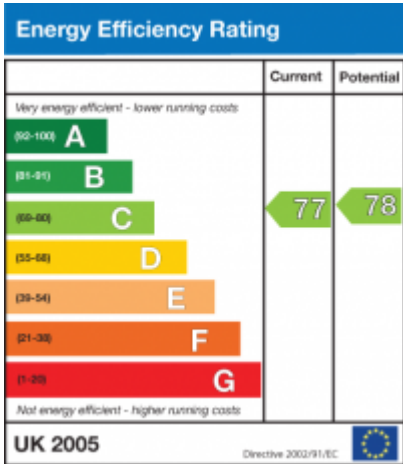
Tenure Details

Tenure - Leasehold

Lease Expires - 181 years

Service Charges - £140 per month

Ground Rent - £10 per year





CALL 020 8981 2670

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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Bow Sales Office quoting 838596

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.