



City / Docklands Sales, 3-5 Dock Street, London E1 8JN

T 020 7480 0170 E docksales@ludlowthompson.com W www.ludlowthompson.com

## PEERLESS STREET FINSBURY



**SOLD**

**REF: 855852**

### **3 Bed, Purpose Built Maisonette, Private Balcony, Permit Parking**

Ex Local Authority - Private Balcony - Chain Free - Three Bedroom Apartment - Ideal Buy To Let Investment - Excellent Transport Links

A fantastic opportunity to acquire this three bedroom property within this ex local authority building in Finsbury, EC1V. Split over three levels, the property is ideal for a buy to let investor, and is offered to the market chain free. Located ideally for easy access into the City and West End, the property boasts excellent transport links and is sure to attract a lot of interest. To arrange a viewing please call the City sales team.

**Train/Tube** - Moorgate, Barbican, Liverpool St, Old Street

**Local Authority/Council Tax** - Islington

**Tenure** - Leasehold

**ludlowthompson**



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# PEERLESS STREET FINSBURY



Bedroom



Reception



Exterior



Bathroom



Balcony



View from Balcony



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TOTAL APPROX. FLOOR AREA 835 SQ.FT. (77.6 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix (2015).

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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Bedroom - 2.6m x 4.4m (8' 6" x 14' 5")

Reception - 3.4m x 5.1m (11' 1" x 16' 8")

Exterior - 3.1m x 3.5m (10' 2" x 11' 5")

Bathroom

Balcony

## Tenure Details

Tenure - Leasehold

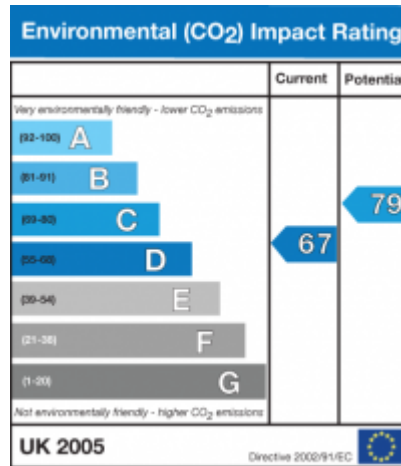
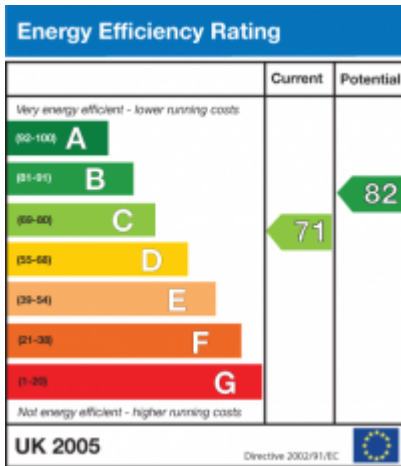
Lease Expires - 85 years

Service Charges - £180 per month

Ground Rent - £10 per year



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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 City / Docklands Sales Office quoting 855852

### 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.