



Bright and spacious two double bedroom apartment

Margery Street, Finsbury, London, WC1X

£899,995 Leasehold



2 Bedrooms • 2 Bathrooms • 1 Reception Room

Master bedroom with dressing room • Over 1150 sqft •
Concierge service • Long lease • Chain free • EPC Rating: B

About this property

Located between Clerkenwell and Angel and within walking distance of the West End, is this bright and spacious apartment arranged over approximately 1151 sqft.

Comprising of; a large open-plan reception with curved floor to ceiling windows with a semi open plan kitchen, two double bedrooms, one of which benefits from a separate dressing area and ensuite shower room and a second family bathroom.

The property benefits from secure key fob entry and concierge service. Offered to the market chain free with a long lease.

Local Information

West City One is situated on the corners of Amwell Street and Margery Street and is close to the bars, restaurants and boutique shops of Exmouth Market. It is also less than 1/2 mile to Angel and King's Cross Underground stations.

Tenure

Leasehold

Local Authority

London Borough Of Islington

Energy Performance

EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clerkenwell Office.

Telephone: +44 (0) 20 7253 2533.





Margery Street, Finsbury, London, WC1X
Gross Internal Area 1151 sq ft, 106.9 m²

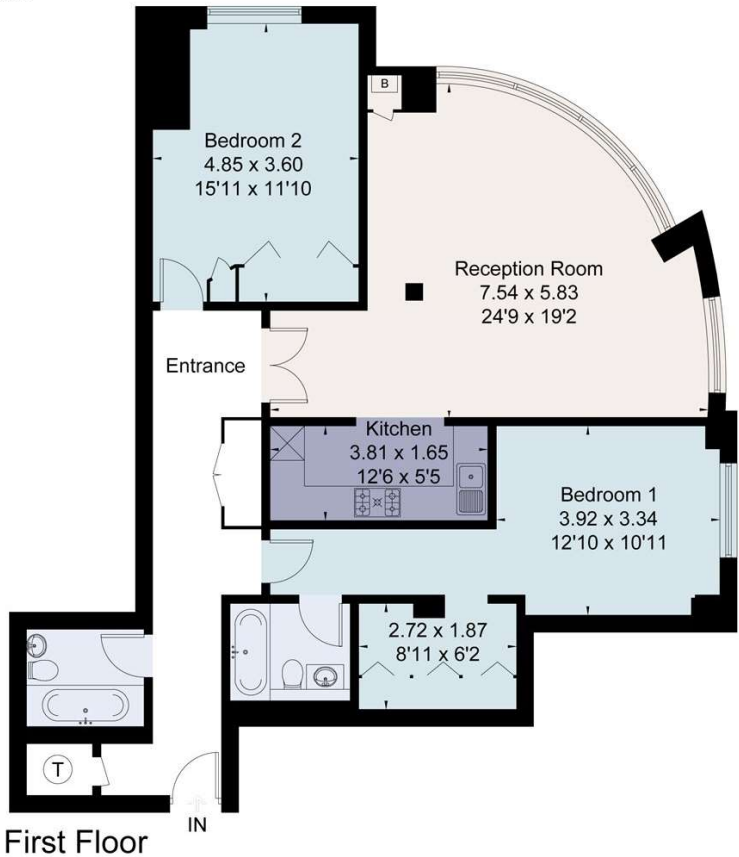


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Approximate Area = 106.9 sq m / 1151 sq ft
Including Limited Use Area (0.3 sq m / 3 sq ft)
For identification only. Not to scale.
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First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 236259

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 82 | 85 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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