



A very spacious one bedroom ground floor apartment in a centrally located period building, situated close to the award winning Gabriel Square development and within a short walk of both the City centre and the mainline station to London St Pancras.

Guide £285,000

The property provides excellent-sized accommodation to include: entrance hall, living room, kitchen, one large double bedroom and bathroom.



Please note: Pictures were taken when property was vacant.



## Ground Floor

Entrance Hall

Living Room 4.02m x 4.38m

Kitchen 2.73m x 3.00m

Bedroom 3.96m x 3.62m

Bathroom

## Tenure

Leasehold: New 250 year lease

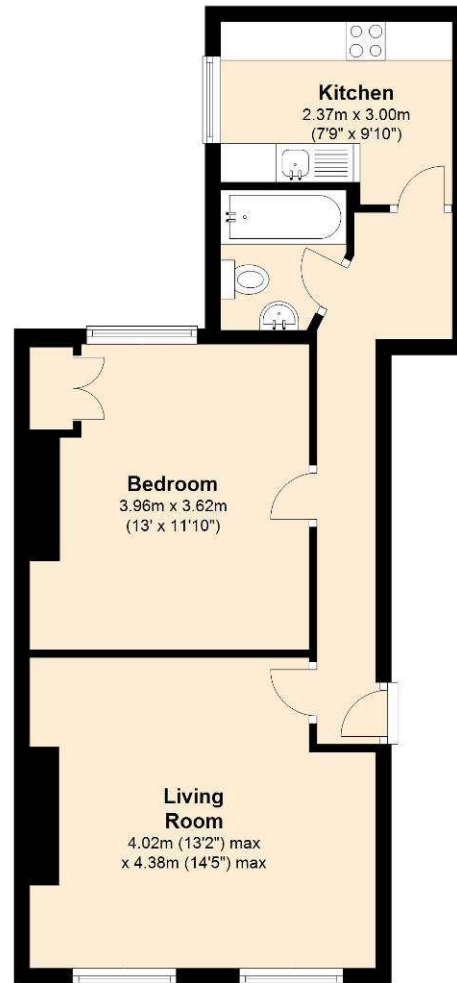
Maintenance Fees: TBC

Ground Rent: TBC



## Ground Floor

Approx. 48.2 sq. metres (519.3 sq. feet)



Total area: approx. 48.2 sq. metres (519.3 sq. feet)

PROVIDED BY COLLINSON HALL ESTATE AGENTS  
Plan produced using PlanUp.

### PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.