



Westland Place, Old Street, N1

Asking Price: £600,000

 Benham
& Reeves

Westland Place, Old Street, N1

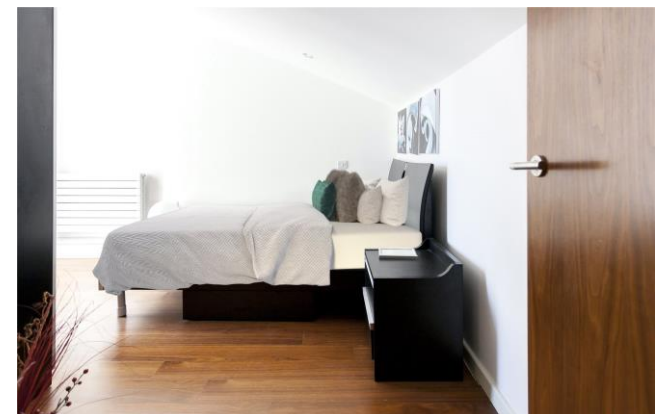
 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A magnificent 1 bedroom duplex apartment located over the 4th and 5th floors of a secure purpose built block.

This exceptional property spans an impressive 769 square feet and offers a large private balcony. The apartment has features to include an open plan reception with a fully fitted kitchen area with integrated appliances, a large living/dining area that leads to a private balcony.

The bedroom, located on the top floor of the building, is a spacious double bedroom with ample space of storage.

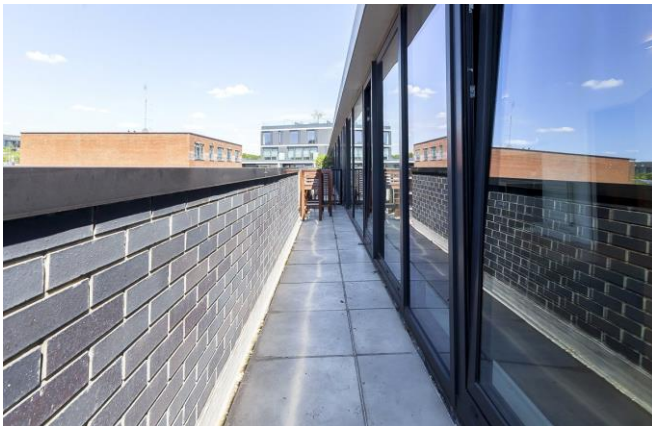
Westland Place is located under a quarter of a mile from Old Street Station which gives you excellent links into The City. Old Street has independent restaurants and coffee shops and leads you in to the vibrant Shoreditch area.

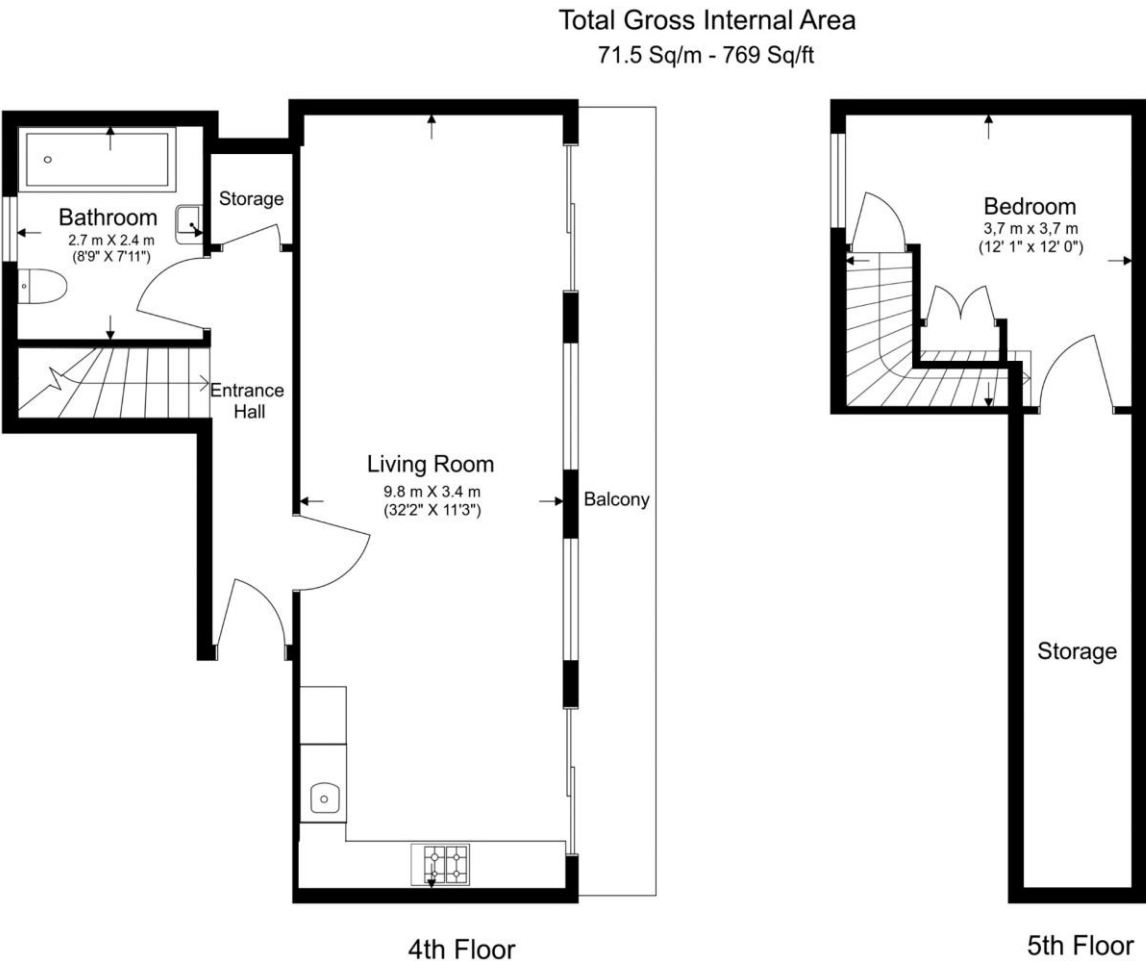




Property Features:

- One bedroom
- One bathroom
- 769 square feet
- Duplex apartment
- Private balcony
- Chain free





Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	76
(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	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£600,000
Tenure:	Leasehold Expires 01/01/3005 Approximately 981 Years Remaining
Ground Rent:	£250 (per annum) 2023
Service Charge:	£5,476 approx. (per annum) 2023
Anticipated Rent:	£2,400 pcm Approx. 4.4% Yield

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH220123

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