



**Westland Place, Old Street, N1**

Offers Over: £500,000

 Benham  
& Reeves



# Westland Place, Old Street, N1

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

This exceptional property spans approximately 611 square feet and has features to include an open-plan reception room with a fully fitted kitchen area with integrated appliances, a large living/dining area with dual aspect floor-to-ceiling windows, and access to two separate balconies. There is a modern three-piece bathroom suite, a large storage cupboard and wooden flooring throughout.

Westland Place benefits from secure entry, a lift, communal garden access, and on-site bike storage.

Local attractions: The Regents Canal, shops, bars, and restaurants of Shoreditch and Hoxton Square are all just a half a mile away, offering a vibrant lifestyle right on your doorstep. Educational institutions: Near renowned institutions, including City University of London and London Metropolitan University.

Transport Links include Old Street Station, 0.3 miles (Northern Line and National Rail)



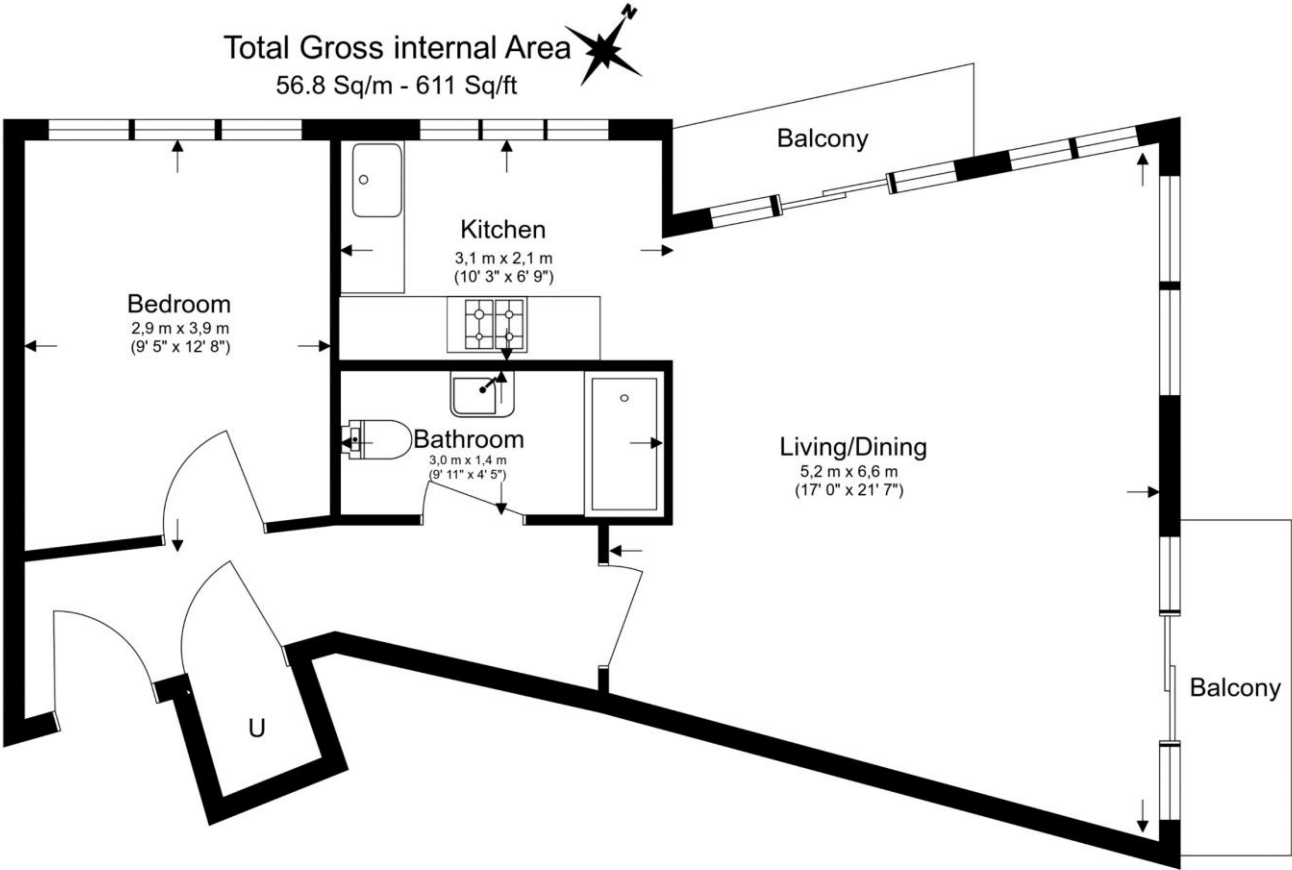


## Property Features:

- One Bedroom
- One Bathroom
- First Floor
- 611 Square Feet
- Two Balconies
- Chain Free
- Great Location
- On-Site Bike Storage
- Close to Transport Links







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	79	80
(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.

Offers Over:	£500,000
Tenure:	Leasehold Expires 31/12/3004 Approximately 979 Years Remaining
Ground Rent:	£250.00 (per annum)
Service Charge:	£5,471.32 (per annum)

## Viewings:

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

Our reference: CWH230021

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W: [www.benhams.com](http://www.benhams.com)

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