



# Westland Place, Old Street, N1

Asking Price: £515,000

 Benham  
& Reeves

# Westland Place, Old Street, N1

🛏️ 2 Bedroom (s)   🚿 1 Bathroom (s)   🔑 Leasehold

A superb two-bedroom first-floor apartment situated in the modern Pegaso building. The apartment spans 645 square feet (Approx) and comprises two double bedrooms with storage, a modern bathroom and a good-sized open-plan reception area which benefits from plenty of natural light from the floor-to-ceiling windows, complete with a west-facing private balcony.

Shoreditch is to the east of this development (10 minute walk (approx.)) and is a vibrant area for the creative professional and has become one of the most trendy areas to live, work and enjoy all London has to offer, with a wide selection of clothes shops, bars and clubs (including Jamie Oliver's 'Fifteen Restaurant' on the same street)

Angel/Islington/Upper Street, to the west of this development, offers the same as Shoreditch, but with a more family-oriented environment during the day and equally as busy and vibrant in the evening.

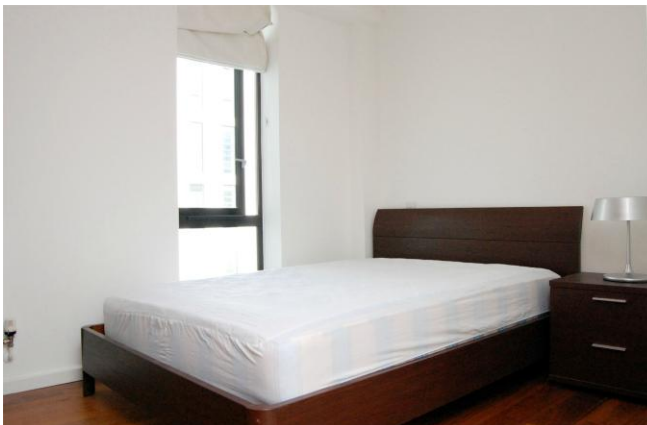
Transport links include Old Street Station, on the Northern Line, taking you to places such as Kings Cross, Camden and Moorgate, to name a few. Local buses also serve the area.





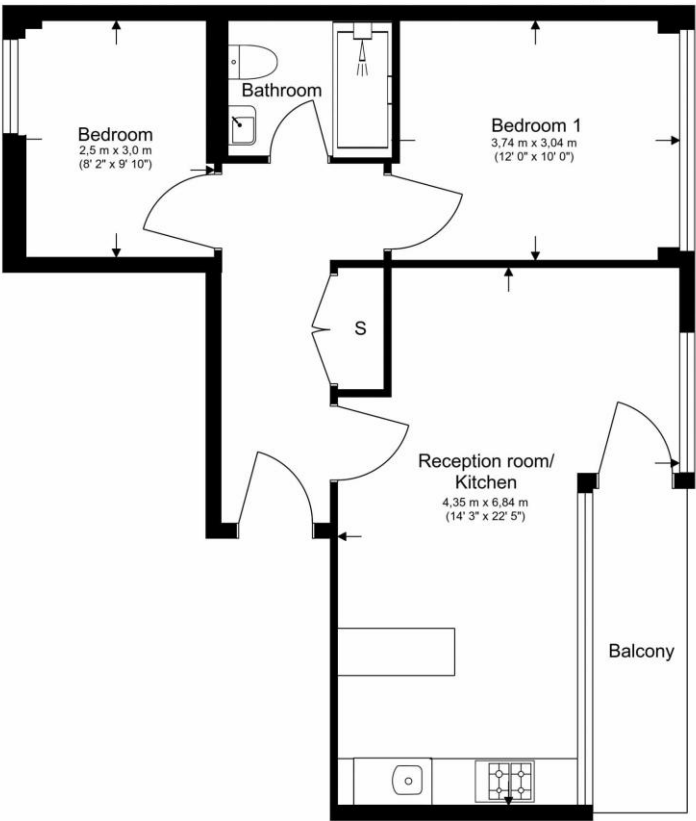
## Property Features:

- 2 Bedrooms
- 1 Bathroom
- 645 Square Feet (Approx.)
- Excellent Location
- First Floor
- West-Facing Balcony
- Modern
- Old Street Station (Zone 1)



## First Floor

Total Gross Internal Area  
55.2 Sq/m - 595 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

## Terms & Conditions:

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

Asking Price:	£515,000
Tenure:	Leasehold Expires 01/01/3005 Approximately 978 Years Remaining
Ground Rent:	£300.00 (per annum) for the year 2026
Service Charge:	£6,489.93 (per annum) for the year 2026
Anticipated Rent:	£2,600.00 pcm Approx. 5.9% Yield

## Viewings:

All viewings are by appointment only through our City Office.

Our reference: ACC180018

T: 020 7213 9700

E: [city.sales@benhams.com](mailto:city.sales@benhams.com)

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

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead  
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

