

Newland Court, Old Street, EC1V



This two bedroom split level apartment is set over the 8th and 9th (top) floors of Newland Court and is located moments from Old Street station. The entrance is on the 8th floor with steps up to a landing area off which lead the two bedrooms. The 9th floor is comprised of a good sized living room, a kitchen diner, bathroom and separate w.c. The living room and kitchen are both south facing with ceiling to floor glass windows allowing a lot of natural light and panoramic views of the City skyline. The living room leads out onto a terrific spacious garden terrace and it also has a raised 'snug' off the back wall—perfect for reading, relaxing or just for storage. This property offers ample further storage—there is a loft space above the second bedroom and an outdoor lockup accessible from the terrace which goes under the kitchen.

Centrally located, Newland Court has communal gardens and is very close to local shops and amenities along Old Street. Shoreditch, Clerkenwell, the City, the Barbican, Brick Lane and the Angel are all within easy walking distance, as are many parks and the Regent's Canal. It is located in the middle of the booming creative and technological start-up industries, the area known as 'Tech City', and is very close to Old Street's 'Silicon Roundabout'. Old Street station (Northern Line & National Rail) is two stops from King's Cross and St Pancras International and the West End is accessible on foot and by the numerous taxis and bus routes operating along Old Street.

A perfect buy for a single professional, couple or investor. We offer this apartment to the market as sole agent and highly recommend a viewing.

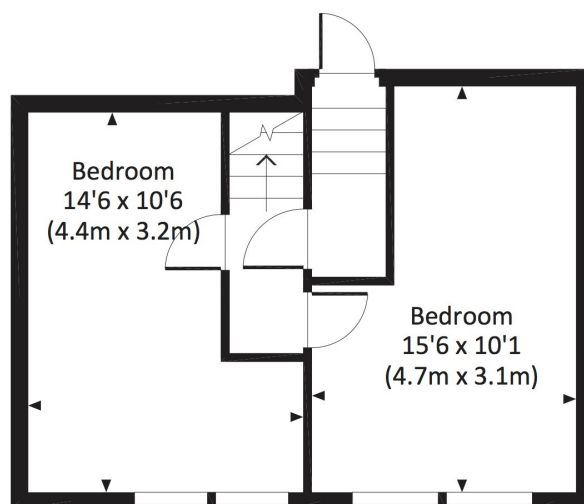
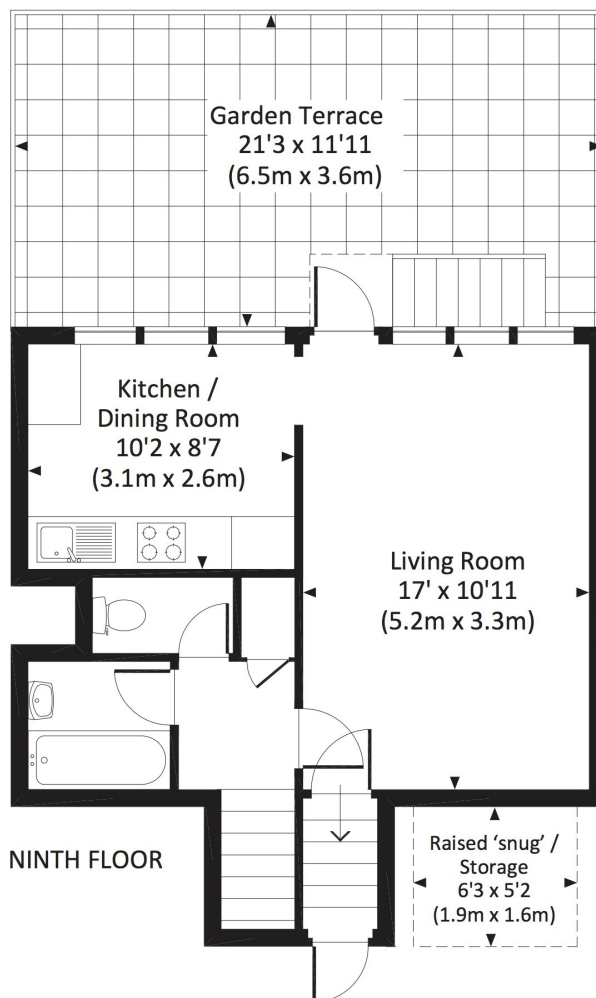
£540,000 Leasehold



NEWLAND COURT, EC1V

Approx. gross internal area

713 Sq Ft. / 66.2 Sq M.











Tenure: Leasehold (90 years remaining on lease)

Service charge: £2,300 for 2016. £1,890 estimated for 2017. Covers heating and hot water.

Ground rent: £10 PA

EPC rating: E

Local authority and council tax band: LB of Islington, Band C, £1,201 PA

Price: £540,000

Contact: Thomas Michael, 10th floor, 88 Wood Street, EC2V 7RS

020 7060 0450

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