

# Hammonds



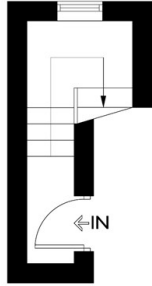
43C, 43 Swinton Street, London, WC1X 9NT

£525,000

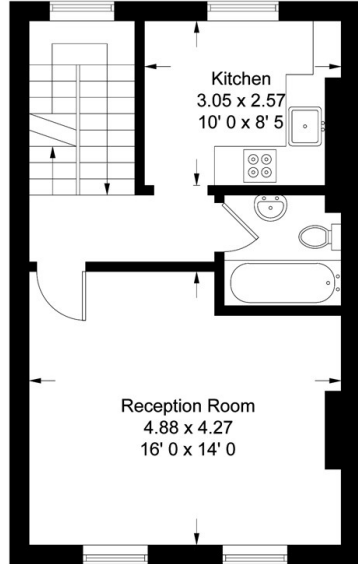
- Service Charge: £400 pa
- Convenient location
- Split-level layout
- Ground Rent: £10 pa
- Easy access to public transportation
- Two well-proportioned bedrooms
- Lease: 99 years
- Period Property

## Swinton Street

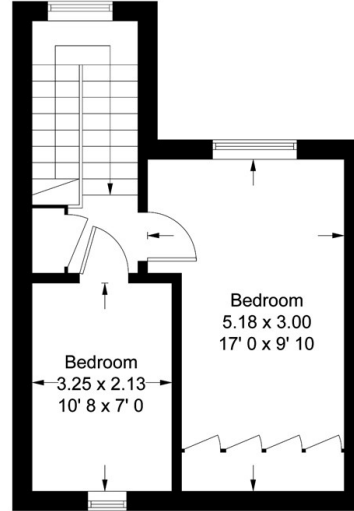
Approximate Gross Internal Area = 786 sq ft / 73.1 sq m



**First Floor**  
46 sq ft / 4.3 sq m

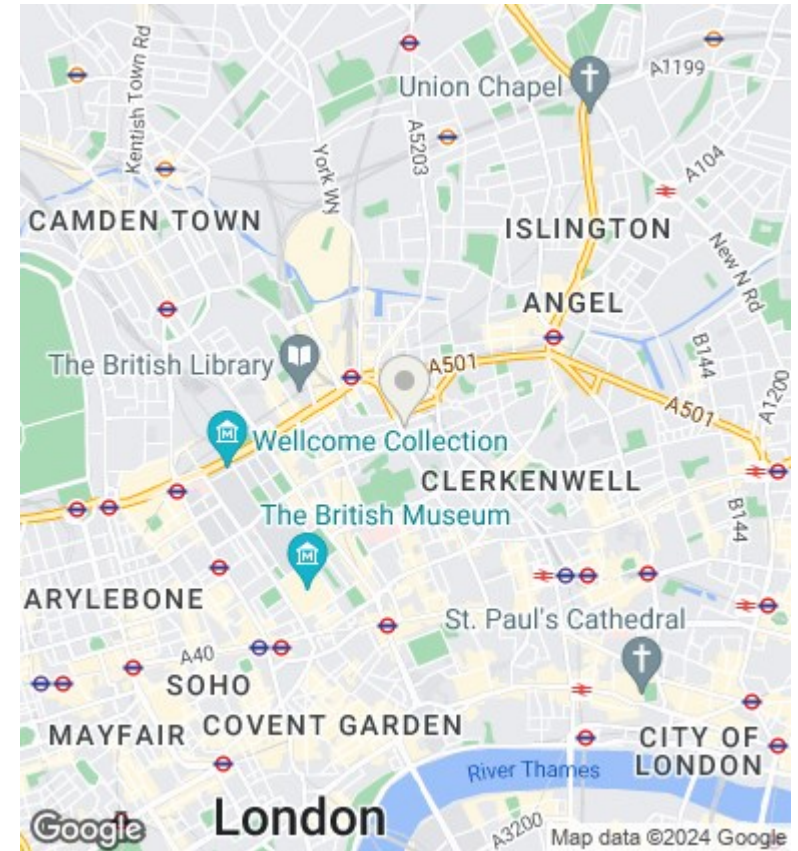


**Second Floor**  
429 sq ft / 39.9 sq m



**Third Floor**  
311 sq ft / 28.9 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice



## Directions

## Viewings

Viewings by arrangement only. Call 02089802226 to make an appointment.

## Council Tax Band

D

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	