



**MAPLEWOOD**  
PROPERTY & INVESTMENTS LTD.

A two bedroom, first floor apartment offering city and urban style living moments from Old Street Station and Shoreditch.

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LEONARD STREET, EC2A

Guide Price: £685,000



**Occupying part of the first floor of this enviably located residential residence is this well appointed, extremely light, two bedroom apartment.**

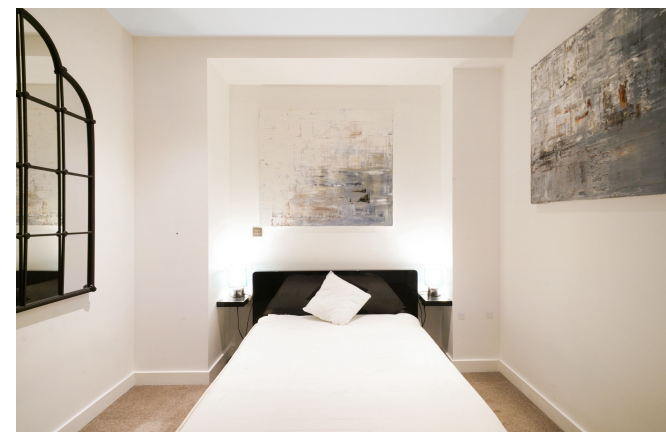
The property comprises two even sized bedrooms, one at each side of the property, both overlooking the development's communal gardens. The lounge is open plan to the L shaped fully integrated kitchen which is spacious and offers versatile living for the city professional.

There is one main bathroom with a double shower and ample storage is accessed from the lounge.

The apartment benefits from having access to Bezier Apartments gymnasium, sauna and communal gardens and 24-hour concierge.

Leonard Street is moments from Old Street tube station and is equidistance from Shoreditch and Moorgate, giving a real blend of city and urban style living.

**Chain Free | Lease Length 111 Years**  
**Service Charge: £5,800.00 pa**  
**Ground Rent: £225.00 pa**







# Leonard Street EC2A

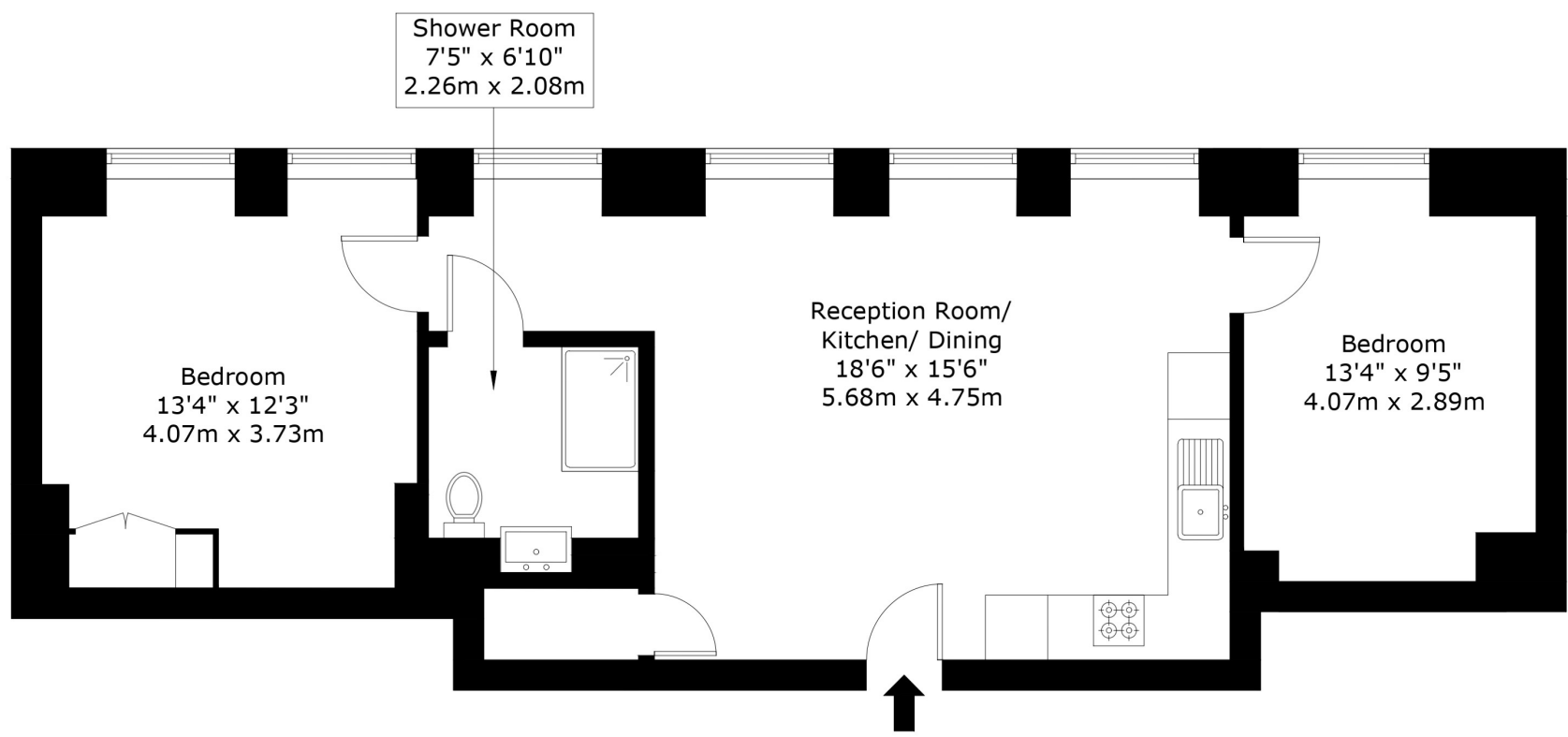
- Two Double Bedrooms
  - Open Plan Living Kitchen
  - 24-hour Concierge Service
  - Comfort Cooling System
  - Chain Free
- Underfloor Heating
  - Access to Gym and Sauna
  - Secure Entrance and Residents Lift
  - Moments from Old Street Station
  - Communal Gardens



**667 sq ft**  
**Council tax band: F**  
**EPC rating: C**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92–100) A		
(81–91) B		
(69–80) C	71	75
(55–68) D		
(39–54) E		
(21–38) F		
(1–20) G		
Not energy efficient – higher running costs		



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not be tested and no guarantee as to their operability or efficiency can be given. Copyright © Pixangle





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