



9 Leonard Street, London, EC2A 4BF

Asking Price £639,995

A 2 double bedroom 2 bathroom apartment for sale located in Old Street EC2.

Situated on the 3rd floor, spacious open plan living room with fitted kitchen, 2 double bedrooms and 2 modern bathroom suites.

The apartment benefits from facilities including 24 hour concierge, gym, sauna and terrace.

Leonard Street could not be in a better prime location with Old Street station, Hoxton and Shoreditch all on your doorstep.

Chain free sale.

GROUND RENT £450 PA / SERVICE CHARGE £6240 PA / LEASE LENGTH REMAINING 110 YEARS *the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these should you wish to purchase the apartment.

- 2 DOUBLE BEDROOM 3RD FLOOR APARTMENT
- 24 HR CONCIERGE
- CHAIN FREE SALE
- MODERN LUX KITCHEN AND BATHROOMS
- 2 BATHROOMS
- GYM, SAUNA
- BY OLD STREET TUBE STATION
- OVER 739 SQUARE FEET/69 SQUARE METERS
- RESIDENTS ROOF TERRACE
- SITUATED CLOSE TO HOXTON & SHOREDITCH

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BEDROOM



GYM



BATHROOM



SAUNA



GYM



ROOF GARDEN

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ROOF GARDEN



BUILDING ENTRANCE



VIEWS OF THE CITY



9 LEONARD STREET



VIEWS OF THE CITY



BATHROOM

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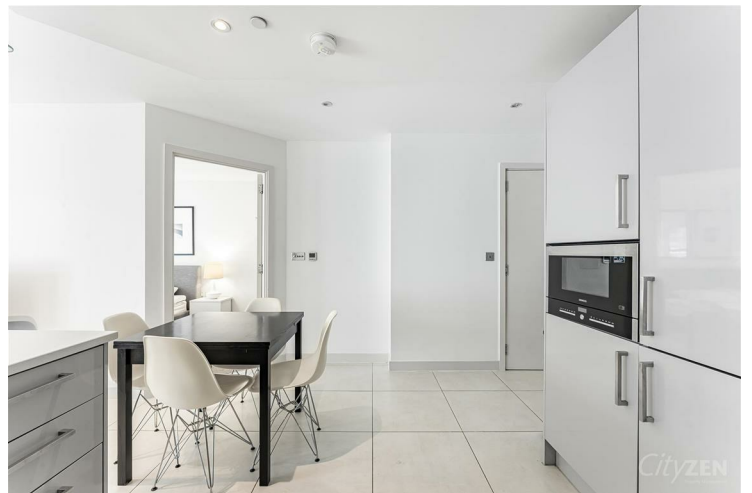
RECEPTION



RECEPTION



RECEPTION



KITCHEN



KITCHEN



BEDROOM

9 Leonard Street, London, EC2A 4BF



BEDROOM

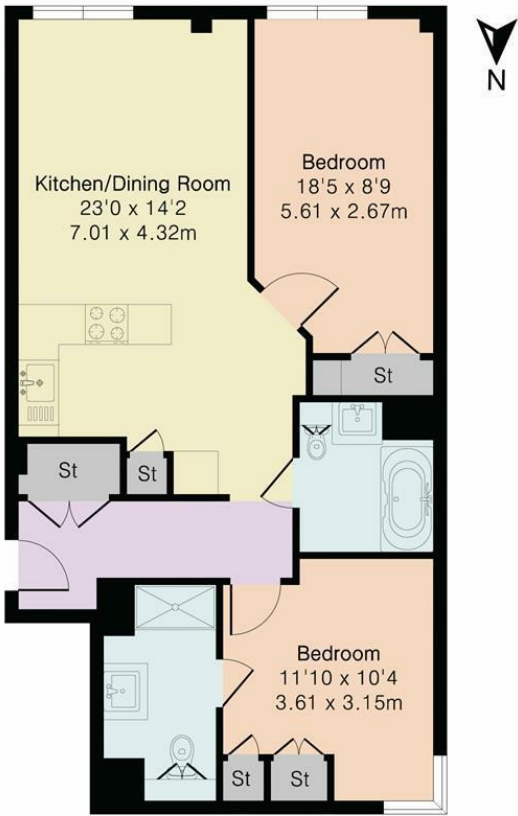


BEDROOM



BEDROOM

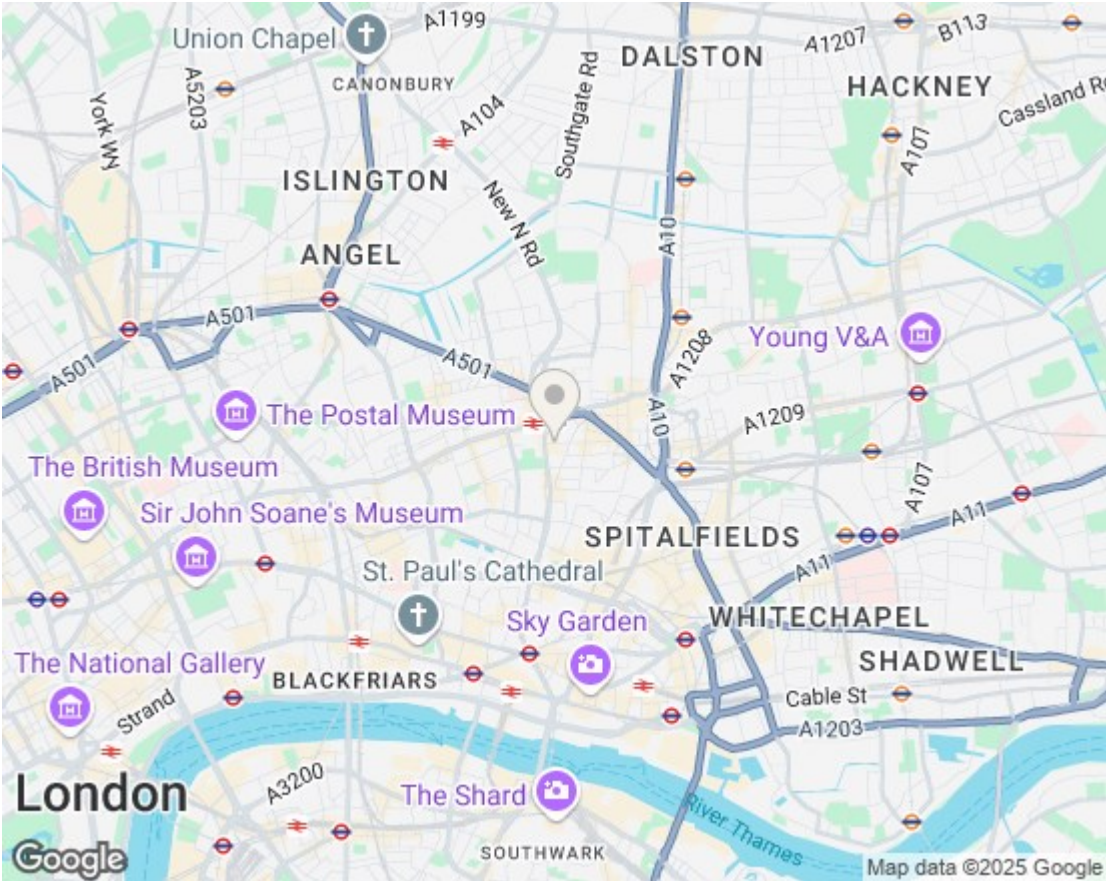
Approximate Gross Internal Area 739 sq ft - 69 sq m



Third Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.