



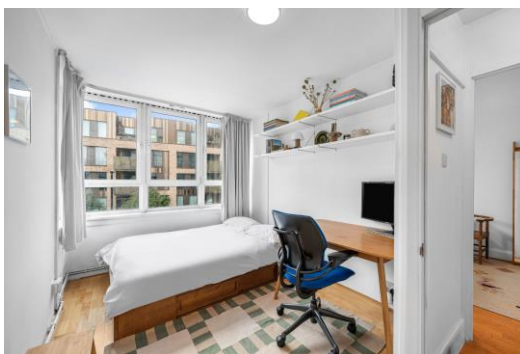
# Braithwaite House

Bunhill Row, EC1Y

Asking Price £525,000

A stunningly presented bright and spacious two double bedroom split level apartment located on the second and third floors of high-rise local authority development.

CHESTERTONS



# Braithwaite House

Bunhill Row, EC1Y

- 2 double bedroom split-level apartment
- Stunningly refurbished
- Plenty of storage
- Concierge
- Superb access to the City, Shoreditch, Hoxton and 'Silicon' Roundabout (Old Street)





A stunningly presented bright and spacious two double bedroom split level apartment located on the second and third floors of high-rise local authority development. The property is well-proportioned comprising; bright open-plan kitchen/living space owing to the vast windows overlooking the greenery of the communal grounds; the kitchen is modern with art-deco inspired plywood cabinetry and a practical island; the two bedrooms are of similar proportions and both benefit from built-in wardrobe space; the bathroom, having been recently refurbished, is modern with stylish terrazzo style tiling and a rain-fall shower; The property is ideally located for access to the financial hub of the City, the technology centre of Old Street (Silicon Roundabout) which has stimulated significant growth and investment over recent years. Nightlife, bars, restaurants, boutique shops and galleries can be found, in Hoxton, Shoreditch and Clerkenwell, giving a vast array of choice within a small geographical area. It should be noted that with work almost complete on the construction of Crossrail, the property is suitably positioned to benefit from its completion, both in terms of additional transport links and the potential for future growth and investment. Old Street (Northern Line & National Rail) is the closest Underground station.

**Tenure:** Leasehold 172 years 1 months

**Service Charge:** £4900 This includes the central heating

**Ground Rent:** £10

**Local Authority:** Islington Council

**Council Tax Band:** C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	59 D
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Islington Sales*

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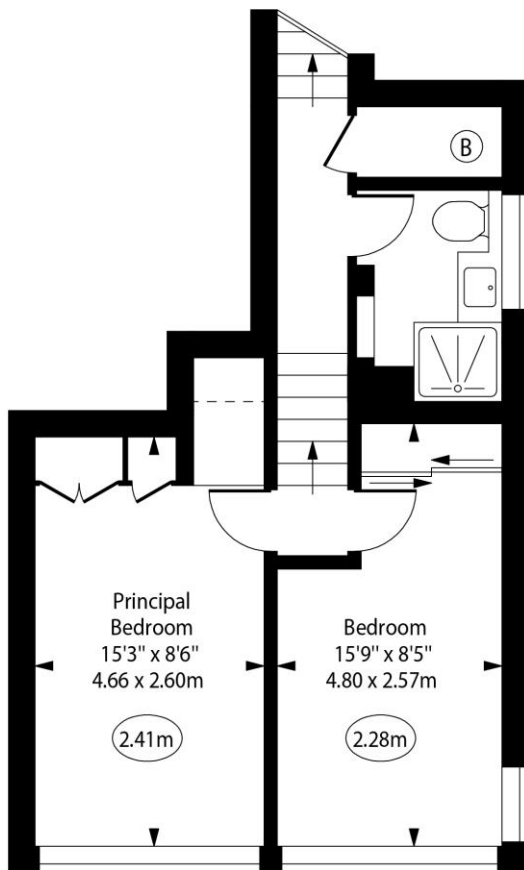
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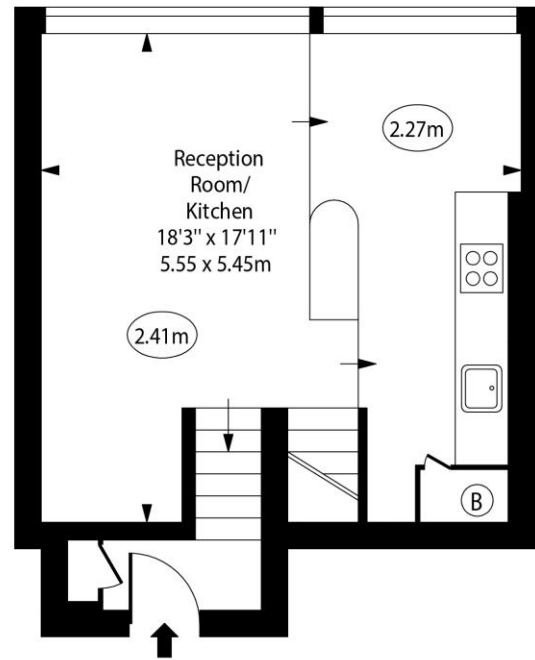
Braithwaite House,  
Bunhill Row, EC1Y



○ - Ceiling Height



Second Floor



Third Floor

Approx Gross Internal Area

732 Sq Ft - 68.00 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.  
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and  
for illustrative purposes only. Measured according to the RICS. Not To Scale.

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