

Unique Grade II Listed apartment in a stunning development close to St Pauls Square. Full of character & history this one bedroom home in the prestigious Pressworks development benefits from its own door, access to gated courtyard, 3.3m ceiling heights, exposed brickwork and brand new contemporary kitchen and bathroom. Great architecture with exposed brickwork, 3.3m high ceilings & feature arched windows. Viewing is recommended.

Own "Street" Front Door

With the benefit of its own front door of Northwood Street, step into this beautiful Grade II listed conversion.

Open Plan Living Room / Kitchen

6.88 x 3.91 (22'6" x 12'9")

Charm and character with huge custom made arched windows to the front aspect, exposed brick work, wood flooring, door to inner hallway

Open Plan Kitchen

Contemporary open plan kitchen with integrated appliances.

Inner Hallway

With service/storage cupboard and doors to accommodation

Master Bedroom

With window to the rear aspect, carpet, heating

Contemporary Bathroom

Fitted with a contemporary bathroom suite and complimentary ceramic tiling. Wall hung wc, semi recessed wash basin, single end bath with autofill tap.

Outside

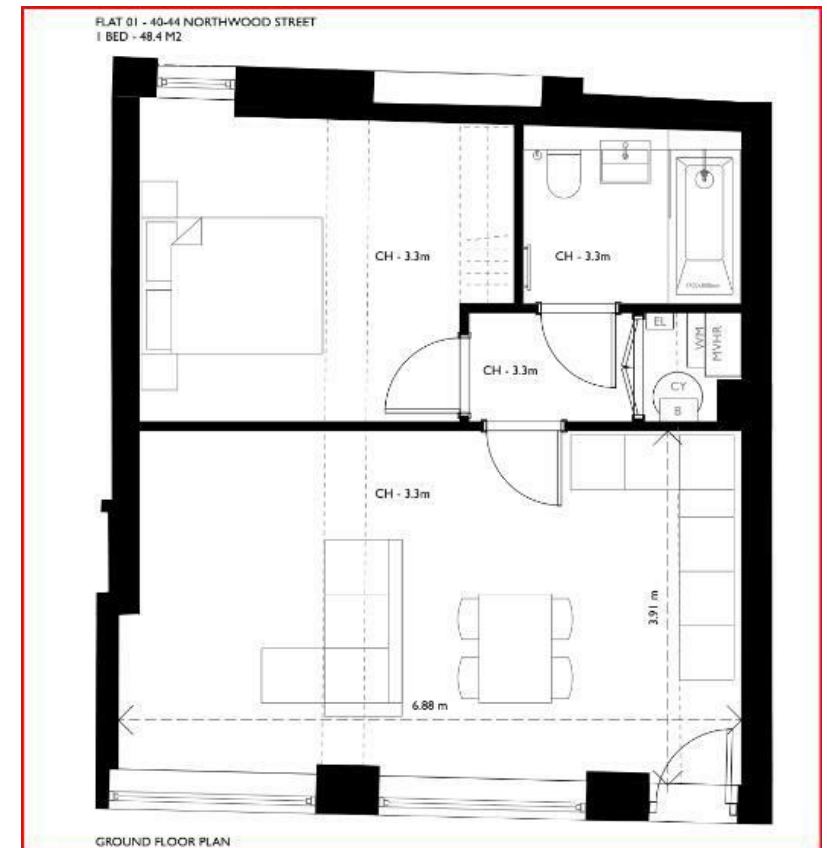
Gated landscaped courtyards, architectural features refuse stie and cycle store

Tenure

Offered with a "pet friendly" 999 year lease with no Ground Rent

Note

Any measurements information shared has not been independently verified and is for purposes of marketing only. Measurements are an approximation and may not be exact. Measurements are not to be relied upon for purpose of a loan, valuation or for any other purpose. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Kurtis Property in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Kurtis Property nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos/CGI images etc: The CGI images show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. Floor plans provide an indication only as to the layout and should not be relied upon for valuation and or measurements. All measurements are approximate only and taken at maximum points. Rental values are estimated. All images are CGI for illustrative purposes only.



Energy Efficiency Rating		Current	Previous
Very energy efficient - lower running costs	A		
(92-91)	B		
(89-85)	C		
(84-80)	D		
(79-74)	E		
(71-70)	F		
(62-50)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Previous
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	