

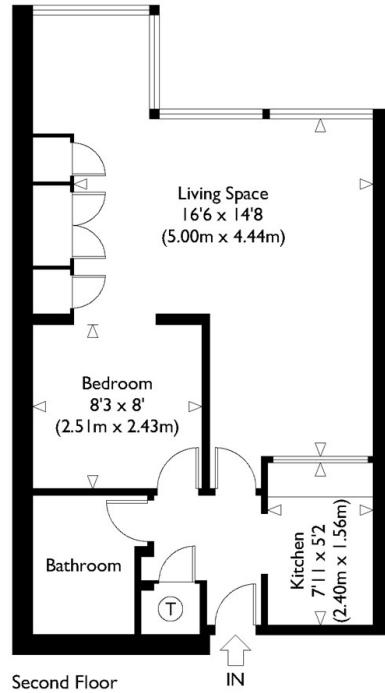


## 215, Crescent House, Golden Lane Estate EC1, London,

**Asking Price £420,000**

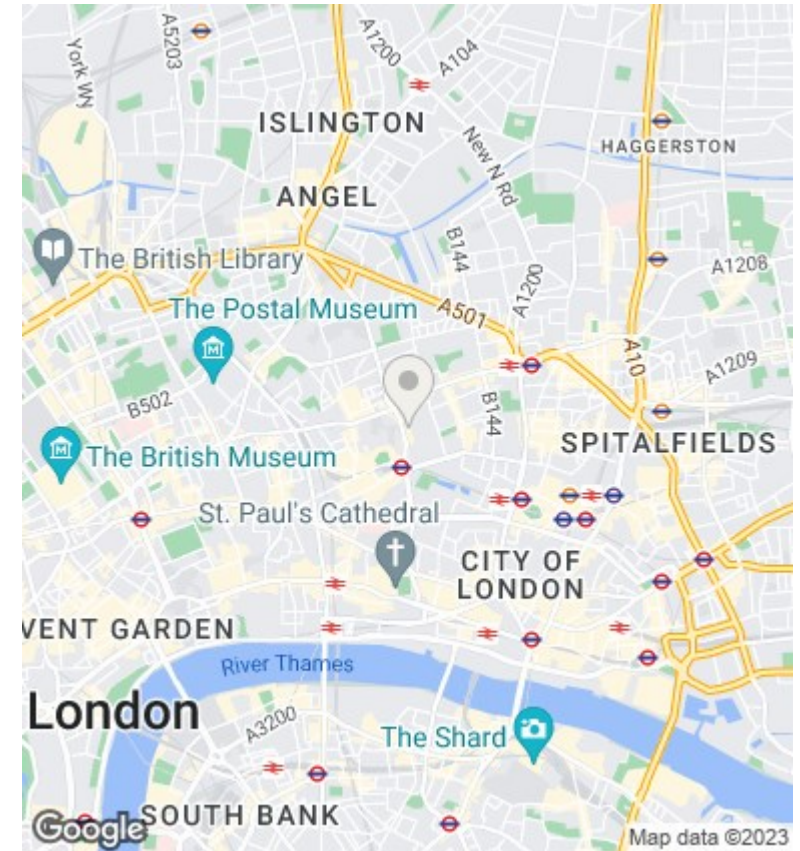
- One Bedroom
- Amazing Condition
- Refurbished Bathroom/Shower
- Second floor
- Grade II Listed
- Lift
- West facing
- Superb Kitchen

**CRESCENT HOUSE EC1Y 0SN**



Approximate Gross Internal Floor Area : 440 sq ft / 40.9 sq m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by R.I.C.C.S. Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



**Directions**

**Viewings**

Viewings by arrangement only. Call 020 7606 8000 to make an appointment.

**Council Tax Band**

**EPC Rating:**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		