

LEASEHOLD



Flat - Purpose Built

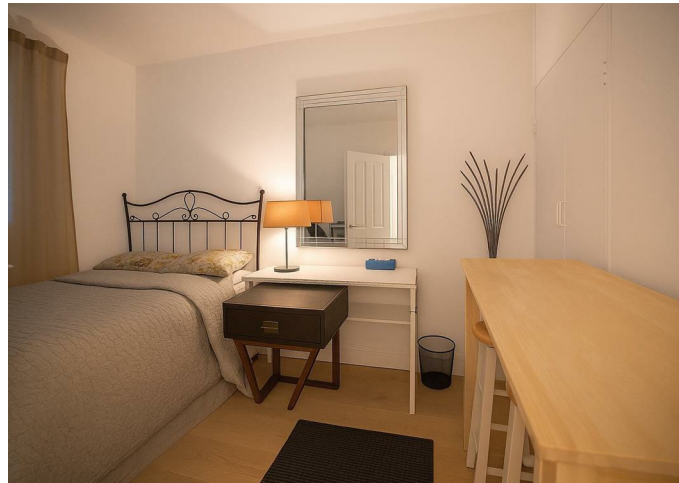
## 2, WINDMILL NEW NORTH STREET, LONDON, WC1N 3PG

Offers in excess of

# £700,000

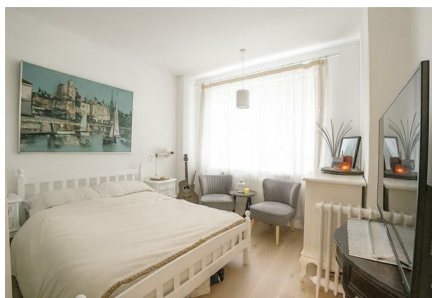
### FEATURES

- Walking distance to Holburn Underground Station
- Links to Central and Piccadilly lines
- Two double bedrooms
- Spacious living area
- Balcony
- Two Wc's
- Recently refurbished to a high standard



**PARK & VALE**  
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# 2 Bedroom Flat - Purpose Built located in London



PARK AND VALE LIMITED | 241 MAIDA VALE, LONDON, W9 1QJ



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Call us on

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Council Tax Band

Floorplan

Approximately 60 m<sup>2</sup> total

Ground floor

2 Windmill, New North Street, London



Approx Gross Internal Area: 60 sq m

For Illustration Purposes Only – Not to Scale / Floor Plan by Park & Vale  
This floor plan should be used as a general outline for guidance only.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (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                     |         |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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