



Nathan K Real Estate

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REAL ESTATE
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A, 44 Amwell Street

London

Set in one of Clerkenweel's most prime locations, this beautifully refurbished two double bedroom split level period conversion is situated on the ground and lower ground floor of an impressive Grade 2 listed Georgian building. The spacious property comprises; two double bedrooms, two modern bathrooms (one en-suite), a large kitchen with integrated appliances which leads onto a living room with solid wood floors, and an outside patio area. This property would be a fantastic home for families or an attractive buy-to-let investment as demand for rentals in the area is extremely high.

Amwell Street is located just off Myddelton Square, a classic Georgian Square located in the Finsbury Conservation Area moments away from Angel station and Clerkenwell. This street is perfectly located for access to Exmouth Market, Sadlers Wells Theatre and of course Upper Street with its seemingly endless options of eateries, drinking spots, boutique shops and cinemas. Rail & underground links can be found at Angel (Northern Line), Kings Cross St Pancras (transport hub) and Farringdon (Crossrail) with numerous buses available to The City and West End. This location offers a wonderful retreat from busy London life whilst being within easy striking distance of everything one could need.

Council Tax band: D

Tenure: Leasehold

- Ideal Buy to Let Investment
- Outside Space

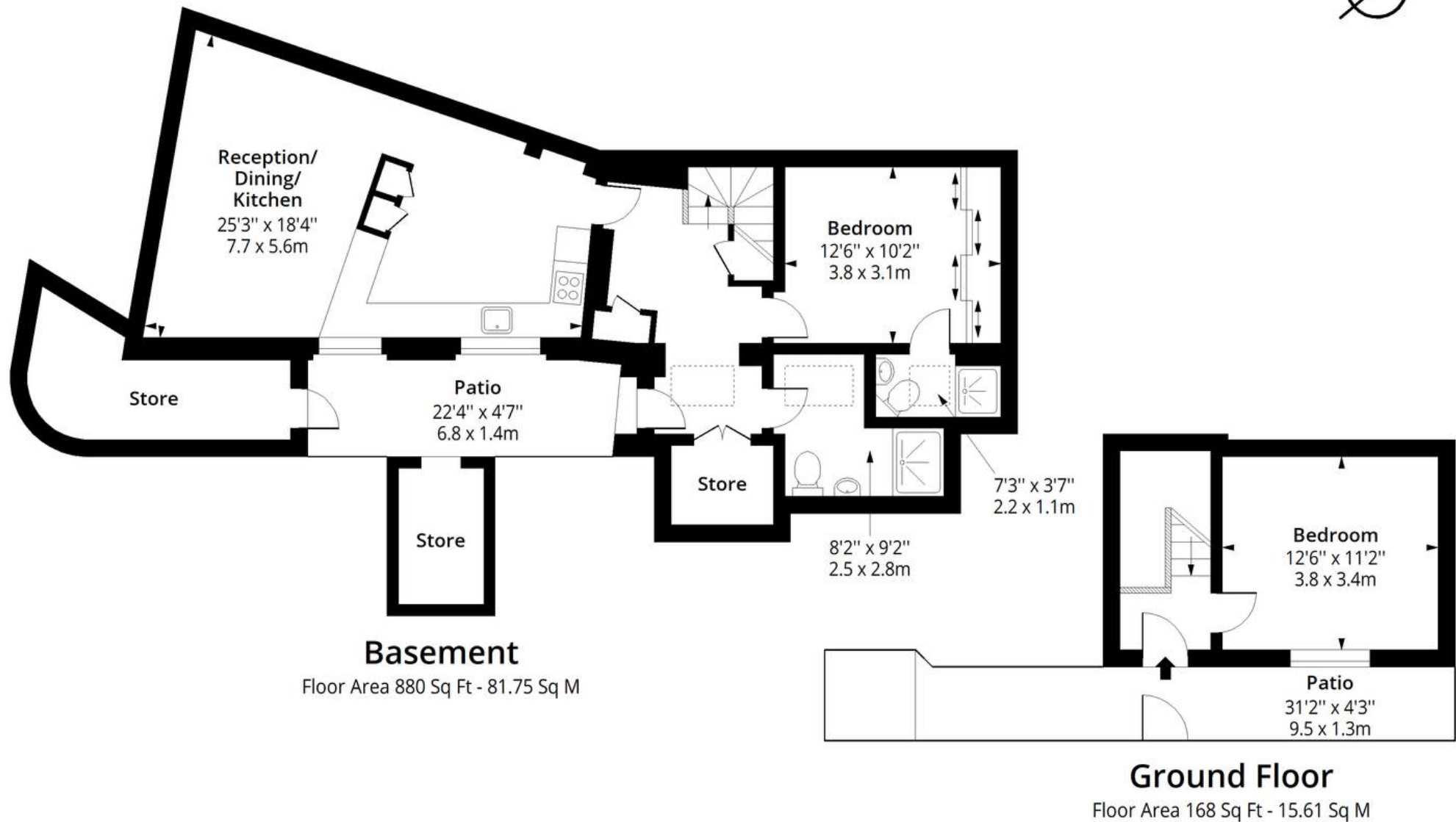
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Amwell Street EC1R

Approx. Gross Internal Area 1048 Sq Ft - 97.36 Sq M

Approx. Gross Patio Area 237 Sq Ft - 22.02 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.



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