

## OLD STREET, LONDON, EC1V

### 1 BED APARTMENT

£435,000  
LEASEHOLD

A beautifully presented and genuinely distinctive one-bedroom apartment in one of central London's most sought-after postcodes. Set within a handsome period conversion on Old Street directly opposite the landmark St. Luke's Church, home to the London Symphony Orchestra, this is a home with real character and inspired design, offered in excellent condition throughout with no onward chain.

At its heart is an enclosed private courtyard, open to the sky and entirely your own. Finished with composite decking and a living green wall, it divides the bedroom from the open-plan reception, flooding both with natural light and giving the flat a remarkable sense of space.

The kitchen features white gloss units, stone composite worktops and integrated appliances throughout. Wood floors run through the flat, and the modern tiled bathroom includes underfloor heating. The double bedroom has a built-in wardrobe.

**Hemmingfords**

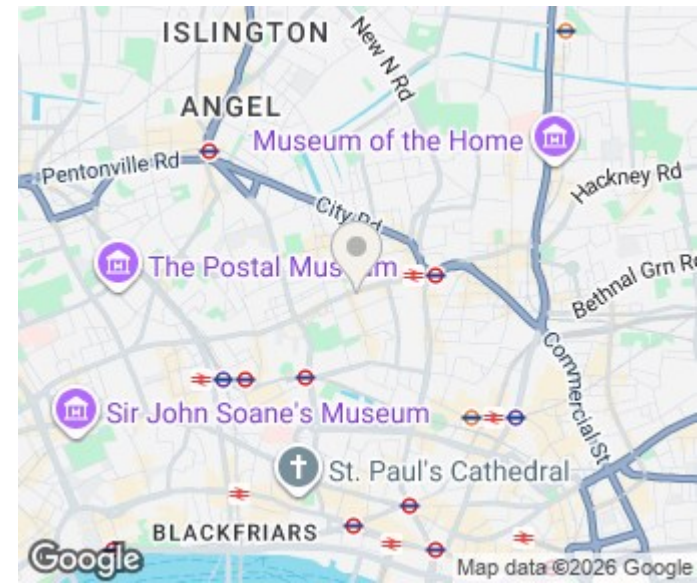
### Old Street

Approximate Gross Internal Area = 451 sq ft / 41.9 sq m



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	
(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/tenants are advised to recheck the measurements

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