

Lamb's Passage

Islington, EC1Y

Asking Price £550,000

A fantastic, modern, and exceptionally well-positioned one-bedroom corner apartment situated within a secure portered development right in the heart of the City within short distance to London Liverpool Street station.

CHESTERTONS









Lamb's Passage

Islington, EC1Y

- Modern secure 6th floor apartment
- One double bedroom
- Stylish open plan living space
- Car free development
- Walking distance to Bayes Business School
- A short distance to Old Street, London Liverpool Street & Barbican underground stations

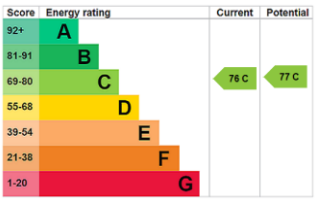


A fantastic, modern, and exceptionally well-positioned one-bedroom corner apartment situated within a secure portered development right in the heart of the City within short distance to London Liverpool Street station.

Positioned directly beside the world-renowned Bayes Business School on Bunhill Row, this 6th-floor dual-aspect property comprises a double bedroom complete with fitted wardrobes, a spacious open-plan living and dining area framed by floor-to-ceiling windows. The contemporary kitchen is neatly set off the living space and equipped with modern appliances, complemented by a stylishly presented main bathroom. Whether you are an investor looking to capture robust corporate rental demand or a parent seeking a high-end, ultra-convenient London base for a postgraduate student, this listing presents a rare opportunity. The development benefits from a daytime concierge service and is ideally located just a short walk from Moorgate transport hub. Residents will also enjoy immediate proximity to the popular Whitecross Street food market. *This is a car free development*

Lamb's Passage is ideally located for access to the financial hub of the City, the technology centre of Old Street (Silicon Roundabout) which has stimulated significant growth and investment over recent years. Nightlife, bars, restaurants, boutique shops and galleries can be found, in Hoxton, Shoreditch and Clerkenwell, giving a vast array of choice within a small geographical area. It should be noted that with work almost complete on the construction of Crossrail, the property is suitably positioned to benefit from its completion, both in terms of additional transport links and the potential for future growth and investment. Old Street (Northern Line & National Rail) is the closest Underground station.

Tenure: Leasehold 107 years 2 months
Service Charge: £5106 Includes building insurance
Ground Rent: £300
Local Authority: (1068) Islington Council
Council Tax Band: E

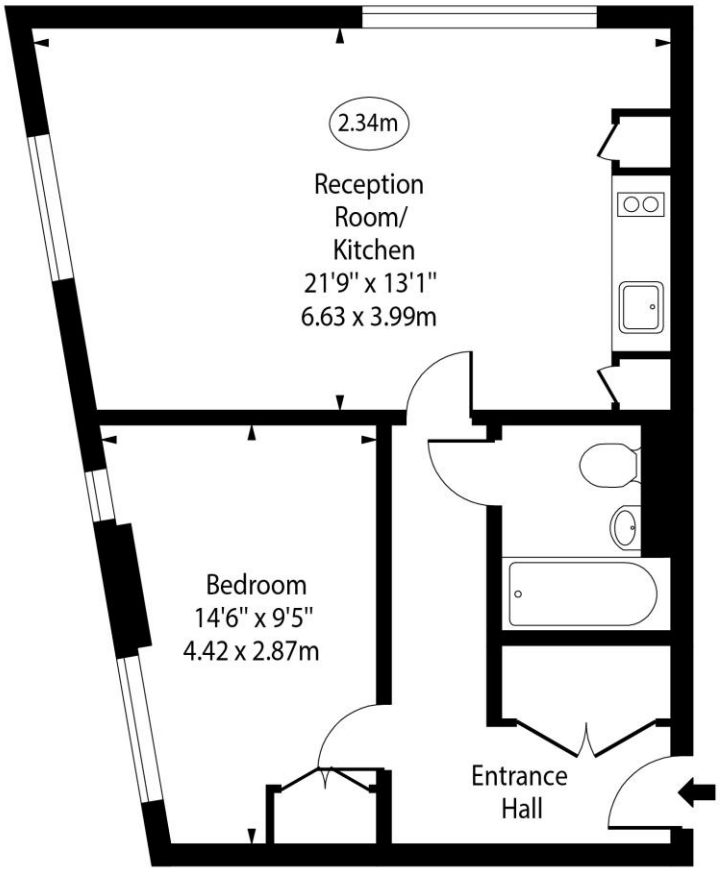


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Lamb's Passage, EC1Y

- Ceiling Height



Sixth Floor

Approx Gross Internal Area 538 Sq Ft - 49.98 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.
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