



## WYNYATT STREET, LONDON, EC1V

### 1 BED APARTMENT

£375,000  
LEASEHOLD

A beautifully presented one-bedroom apartment with an extended lease of circa 180 years, approximately 513 sq ft, positioned on the third floor (with lift access) of Moorgreen House on Wynyatt Street, EC1V. Offered to the market chain free and in great condition throughout, this bright and well-balanced home is ideal for first-time buyers, professionals or investors.

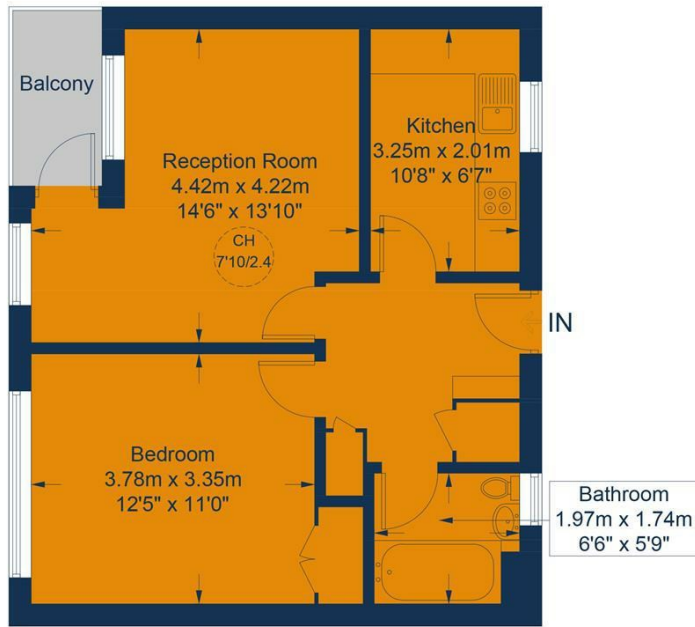
The apartment features a spacious and light-filled reception room with direct access to a private balcony, providing valuable outdoor space ideal for relaxing or entertaining. The separate fitted kitchen is well appointed with modern finishes and practical storage, while the double bedroom offers excellent proportions and natural light. A contemporary recently refurbished bathroom completes the accommodation.

Large windows throughout create a bright and airy atmosphere, while the overall layout maximises both comfort and functionality.

**Hemmingfords**

**Moorgreen House, EC1V**

**Approximate Gross Internal Area = 47.69 sq m / 513.33 sq ft**



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This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, doors, fittings, and the total area, are approximate measurements. Produced by a



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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