



# THOMSON • CURRIE



**BRITTON STREET, ECI**

**£1,700,000 LEASEHOLD**

An extremely large two double bedroom split level apartment measuring 2,303sq ft. Featuring a double height reception with a vast floor area and large mezzanine gallery above, private courtyard garden complete with electronic awnings and patio heaters, master suite and a further guest bedroom. Amply proportioned throughout and finished to a high specification including quality wood strip flooring, a fully Bosch appliances kitchen and utility room. Britton Street is a highly sought after location featuring attractive architecture, has little traffic and is close to a variety of amenities. Transport is well catered for with Farringdon station close by and many bus routes passing on Clerkenwell Road.

**Service Charge –£5,134 per annum**  
**Ground Rent –£250 per annum**  
**Tenure –Leasehold 989 years remaining**  
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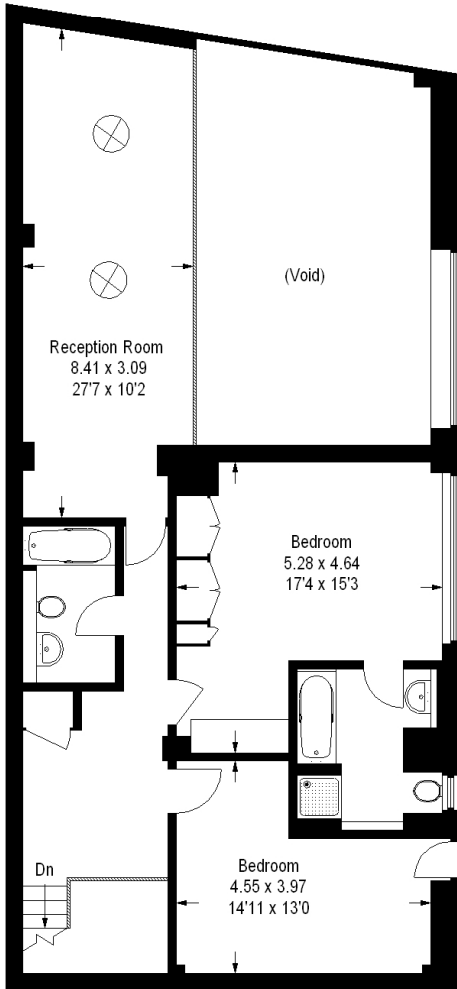
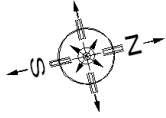
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



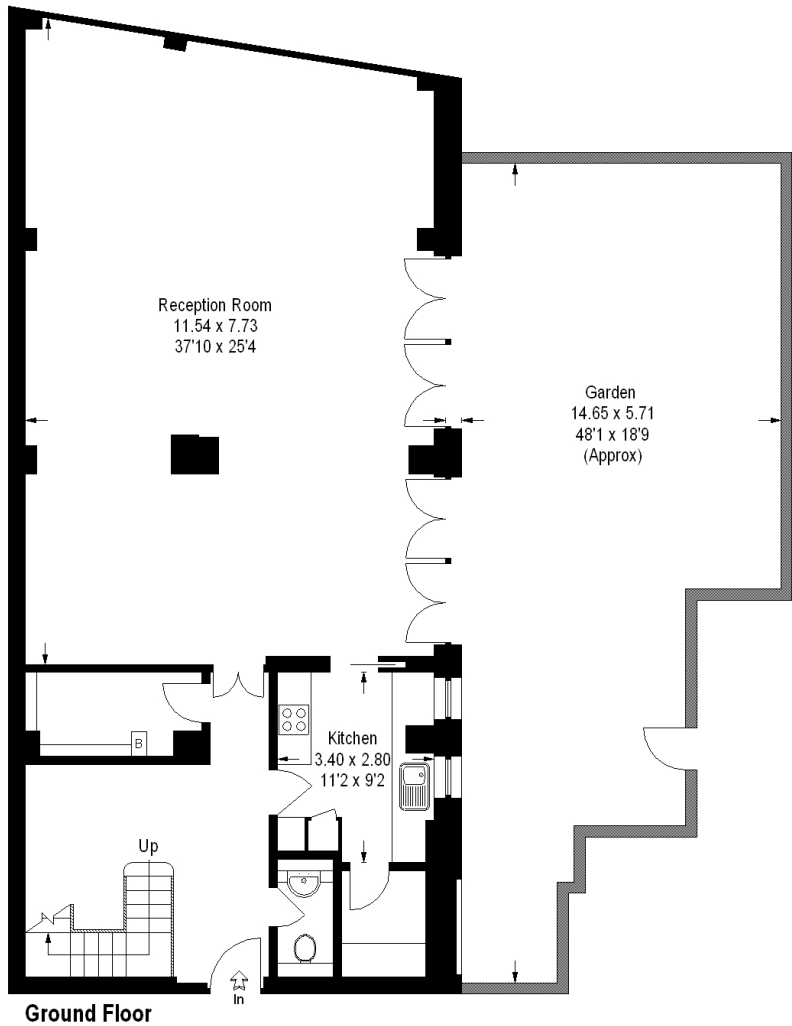


# Britton Street, EC1M

Thomson Currie Map Reference D10



First Floor



Ground Floor

Approximate Gross Internal Area :- 214 sq m / 2303 sq ft  
(Excluding Void)

FLOORPLANZ © 2007

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This illustration is for identification purposes only. Measured & drawn in accordance with RICS / PMA guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.

