



Crescent House, Golden Lane Estate EC1, EC1Y 0SL

Asking Price £425,000

- One Bedroom
- Wood Flooring
- Bathroom
- First floor
- Grade II Listed
- Lift
- East facing
- Kitchen

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East Facing one bed roomed apartment overlooking the tennis courts. First floor of this highly regarded Grade II Listed* apartment block. Kitchen, sophisticated City living, wooden flooring, updated but mostly original bathroom. Fibre Optic Broadband. No onward chain. I would mention the lease is 80 years, it can be extended by 90 years at a cost of currently 1.92% of the purchase price, so based on say £400,000 this would be £7680. The annually recurring service charge is £1389. Ground rent is fixed at £10 per annum.



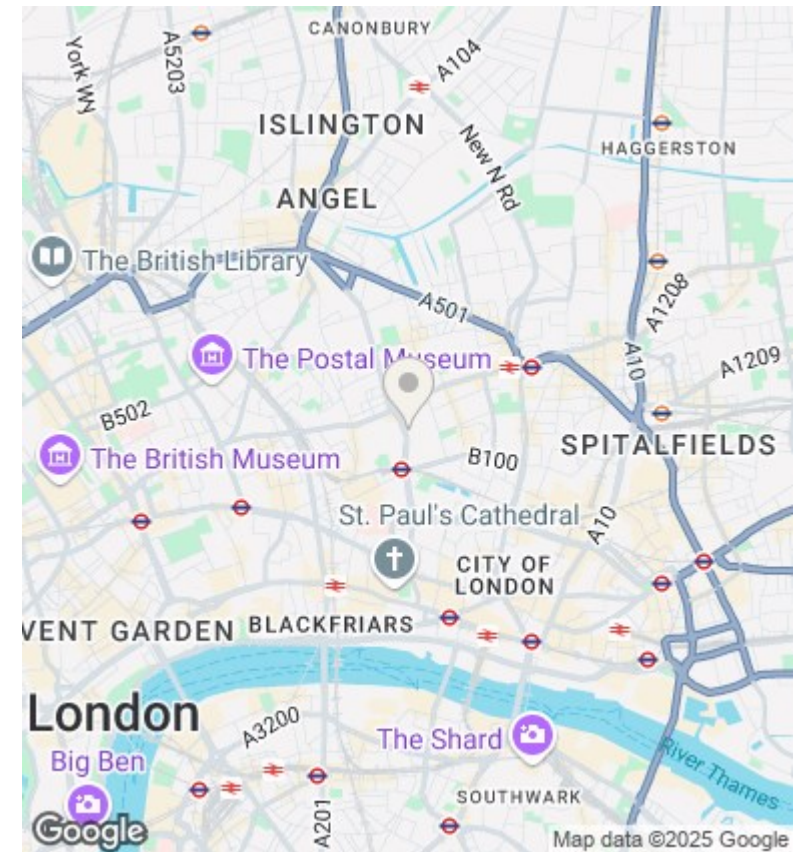
Council Tax Band: C





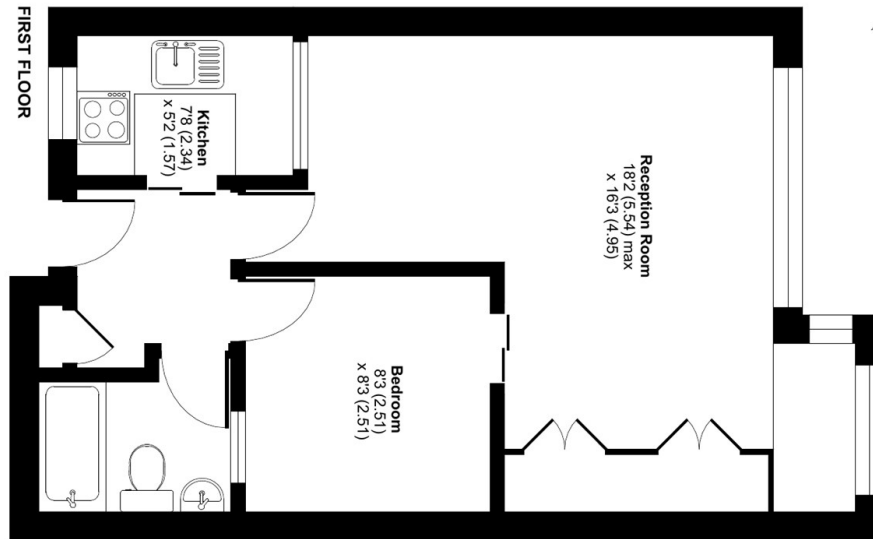






Crescent House, Golden Lane Estate, London, EC1Y

Approximate Area = 424 sq ft / 39.3 sq m
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating PAS 98:2018 (Part 1) and PAS 98:2018 (Part 2) (RICS Residential). © Hamilton 2023. Produced for Hamilton Brooks. REF: 960519

Directions

Viewings

Viewings by arrangement only. Call 020 7606 8000 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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