

MATTHEW JAMES

Residential Sales • Lettings • Management



Roscoe Street, London, EC1Y 8JN

Asking Price £495,000

A wonderful opportunity to acquire this two double bedroom second floor flat arranged over 691 Sq.Ft. (64 Sq.M.) of internal floor space requiring full modernisation. The property boasts a 20' kitchen breakfast room, a reception room, bathroom and two generously sized bedrooms. Located in an enviable position between Clerkenwell, Shoreditch and the City of London and within close proximity to local cafes, restaurants and bars as well as the weekday Whitecross Street food market this flat is offered chain free and with a new 250 year lease.

Second Floor Entrance

Hallway

Original wood floor.

Reception



Twin sash windows and original wood floor.

Kitchen Dining Room



A large kitchen dining space 20' in length with built in storage. Twin sash's to the dining area and a single sash to the kitchen, original wood floor.

Bedroom One



Bedroom One

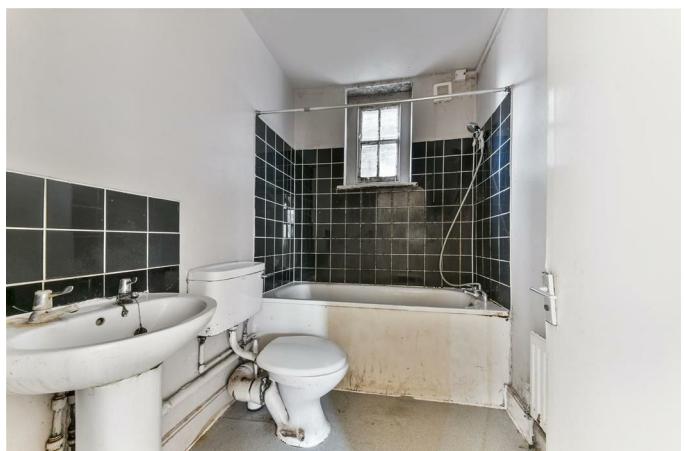
Single sash window, original wood floor.

Bedroom Two



Single sash window and original wood floor.

Bathroom / W.C.



Window to side elevation.

Additional Information

New 250 Year Lease

Ground Rent - Zero

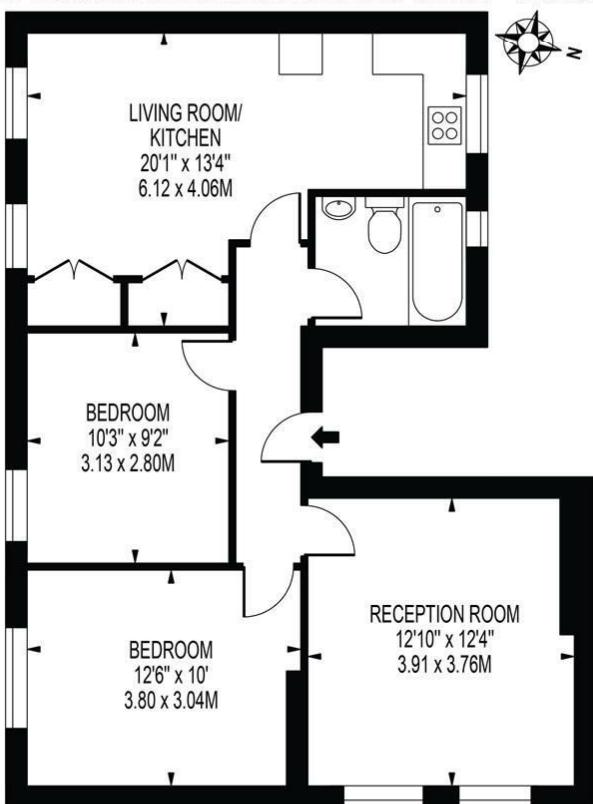
Service Charge £1165.89 (2024-2025)

Islington Council Tax Band C

Floor Plan

SHAFTESBURY HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 691 SQ FT - 64.15 SQ M

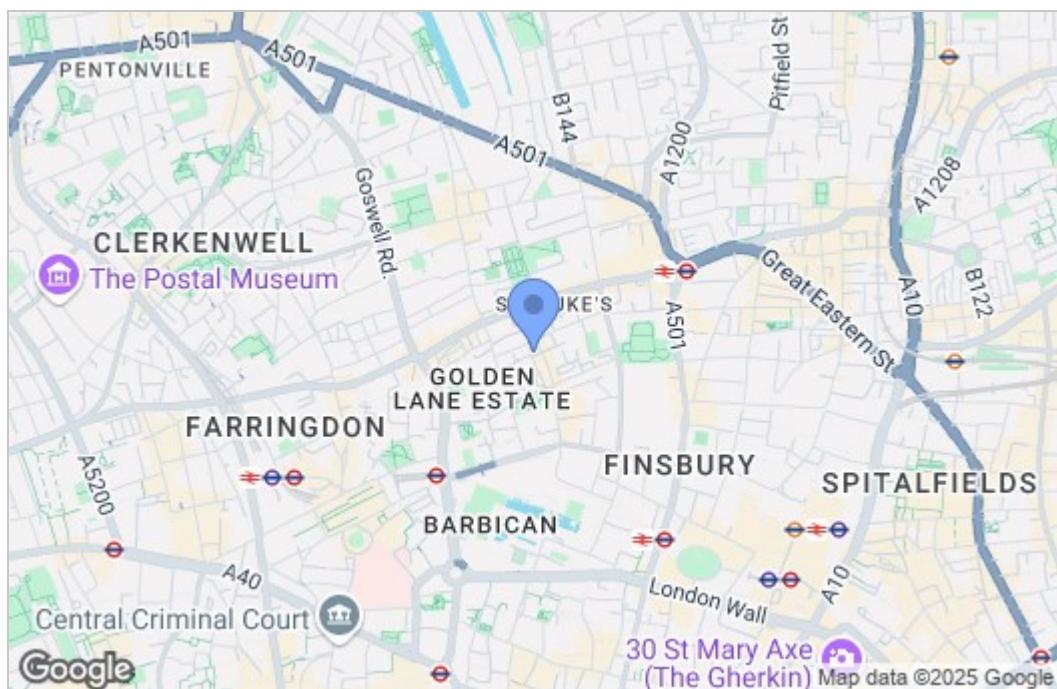


SECOND FLOOR

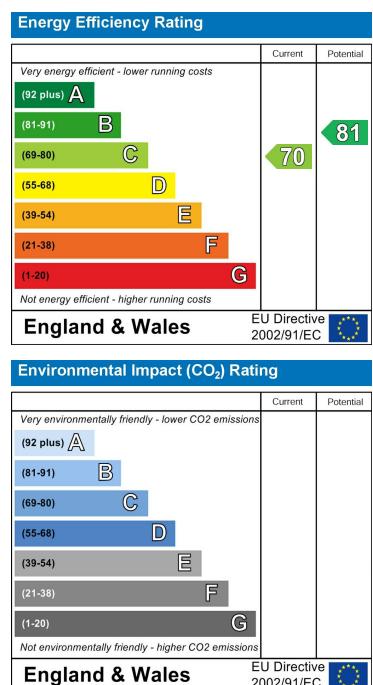
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Area Map



Energy Efficiency Graph



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