



1 Lambs Passage,  
London EC1Y

GARTON JONES.COM



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49 Marsham Street Sales +44 (0) 20 7340 0480  
London westminster@gartonjones.com  
SW1P 3DP www.gartonjones.com

## £810,000 Leasehold

We are delighted to offer this modern 2 double bedroom apartment available for sale in this popular development tucked away from the hustle and bustle of The City. The apartment is offered with full vacant possession as well as fully furnished with the accommodation comprising of a reception room with an open plan modern integrated kitchen, contemporary guest bathroom with the master bedroom benefitting from an en-suite shower room. Residents will also benefit from an onsite porter offering a key holding service and storing parcels. Lambs Passage is located just off of Chiswell Street which is home to The Brewery, The Montcalm London City, Chiswell Street Dining Rooms and many other shops and restaurants. It is just moments from The Barbican Centre which has a selection of bus services and is just a short stroll from Moorgate, Old Street and Barbican Tube Station.

Service Charges: £8000 Per Annum  
Ground Rent: £500 Per Annum  
Leasehold: 125 years from and including  
1 January 2009 (109 Remaining)  
Council Tax Band F (Islington)  
EPC Rating: B (86)

- 2 Bedroom Apartment
- 852 Sq.ft (79.2 Sq.m)
- Open Plan Reception Room
- Smart Integrated Kitchen
- Modern Bathrooms (1 En-Suite)
- Sold With Vacant Possession
- On-Site Porter
- Close to Local Amenities Including Shops, Restaurants & Transport Links
- Walking Distance to Moorgate, Old Street and Barbican Tube Station



EPC certificate available on request.

## Lambs Passage

Approximate Gross Internal Area = 852 sq ft / 79.2 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only and have been prepared in  
accordance with the current edition of the RICS Code of Measuring Practice.



