

Pegaso Building, Westland Place, Old Street, N1

Asking Price: £515,000

Benham & Reeves

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2 Bedroom (s) 1 Bathroom Leasehold

A superb two bedroom first-floor apartment situated in the modern Pegaso building. The apartment spans 595 square feet (Approx) and comprises two double bedrooms with storage, a modern bathroom and a good-sized open-plan reception area which benefits from plenty of natural light from the floor-to-ceiling windows, complete with a west-facing private balcony.
Shoreditch is to the east of this development (10 minute walk (approx.) and is a vibrant area for the creative professional and has become one of the most trendy areas to live, work and enjoy all London has to offer, with a wide selection of clothes shops, bars and clubs (including Jamie Oliver's ' Fifteen Restaurant' on the same street)

Angel/Islington/Upper Street, to the west of this development, offers the same as Shoreditch, but with a more family-oriented environment during the day and equally as busy and vibrant in the evening.

Transport links include Old Street Station, on the Northern Line, taking you to places such as Kings Cross, Camden and Moorgate, to name a few. Local buses also serve the area.

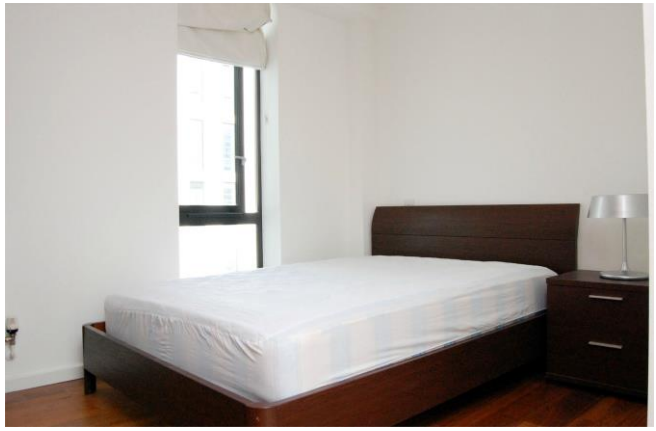






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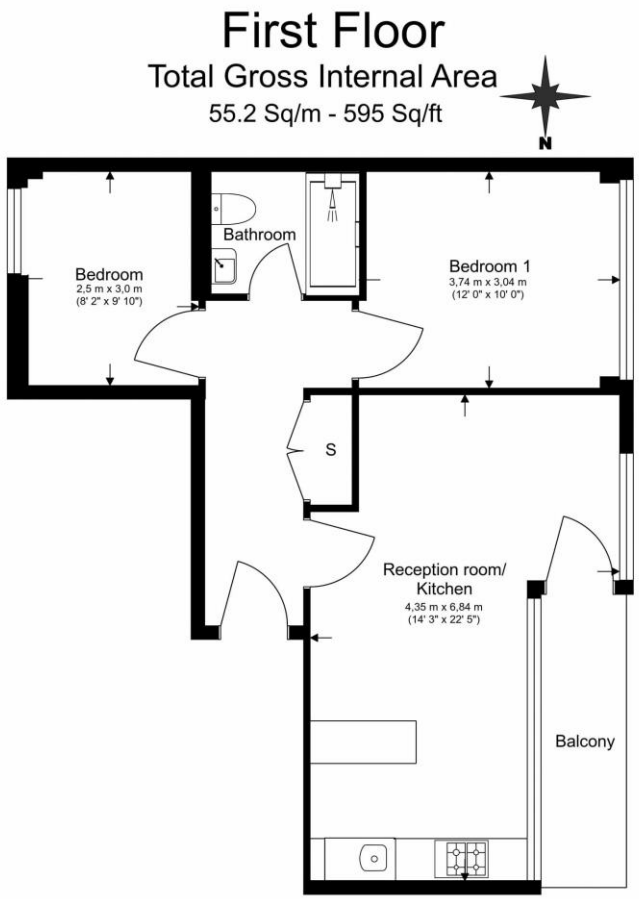




Property Features:

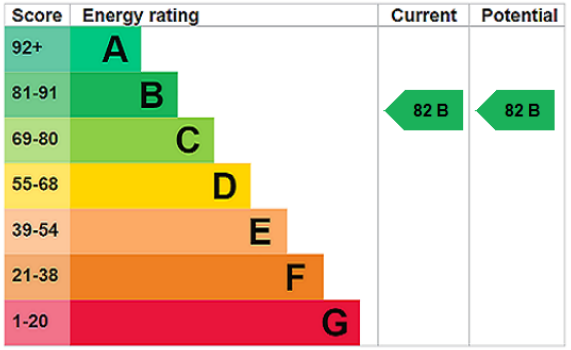
- Two Bedrooms
- One Bathroom
- 595 Square Feet (Approx.)
- Excellent Location
- First Floor
- West-Facing Balcony
- Modern
- Old Street Station (Zone 1)

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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£515,000
Tenure:	Leasehold Expires 01/01/3005 Approximately 978 Years Remaining
Ground Rent:	£300.00 (per annum) for the year 2026
Service Charge:	£7,332.00 (per annum) Approx. for the year 2026
Anticipated Rent:	£2,600.00 pcm Approx. 6.1% Yield

Viewings:

All viewings are by appointment only through our City Office.

Our reference: ACC180018

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