



Godfrey House, Bath Street, St. Luke's Estate, EC1V 9ES

£399,995

EPC **D**



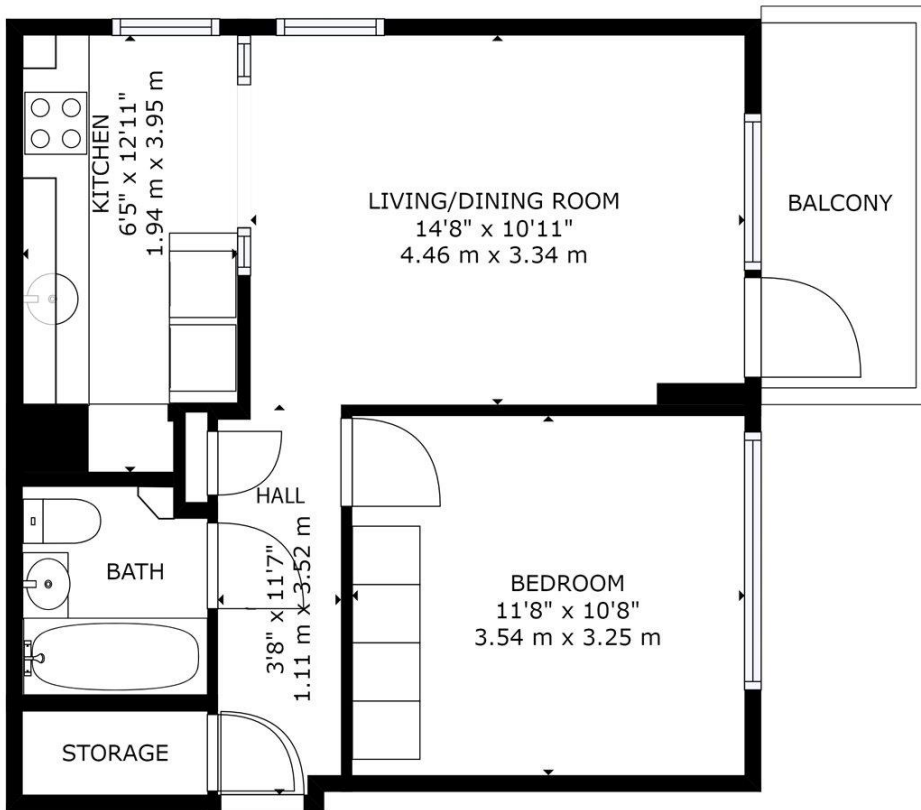


Located moments from Old Street Station, this spacious and bright one-bedroom apartment boasts city views from its private West facing balcony.

Currently rented out to a long-standing tenant who pays £1,750 per month the property provides a 5.3% yield and is available with vacant possession or preferably with tenants in situ.

Old Street Station is 0.2 miles away offering access to the Northern Line and Overground services whilst the bars, restaurants, and nightlife of Shoreditch and Clerkenwell are within walking distance.

- Private Balcony with City Views
- 4.8% Yield
- 0.2 Miles from Old Street Station
- One Bedroom
- Good Condition



GROSS INTERNAL AREA
TOTAL: 474 sq ft, 44 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Viewing arrangement by appointment 0203 911 3662

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