



**Radcliffe Building  
Portpool Lane  
London  
EC1N**

**Offers In Excess Of £520,000**

**bettermove**

# Portpool Lane London

Bettermove are proud to present this 2 bedroom flat in London. Available with no forward chain.

This property benefits from double glazing, and gas central heating throughout.

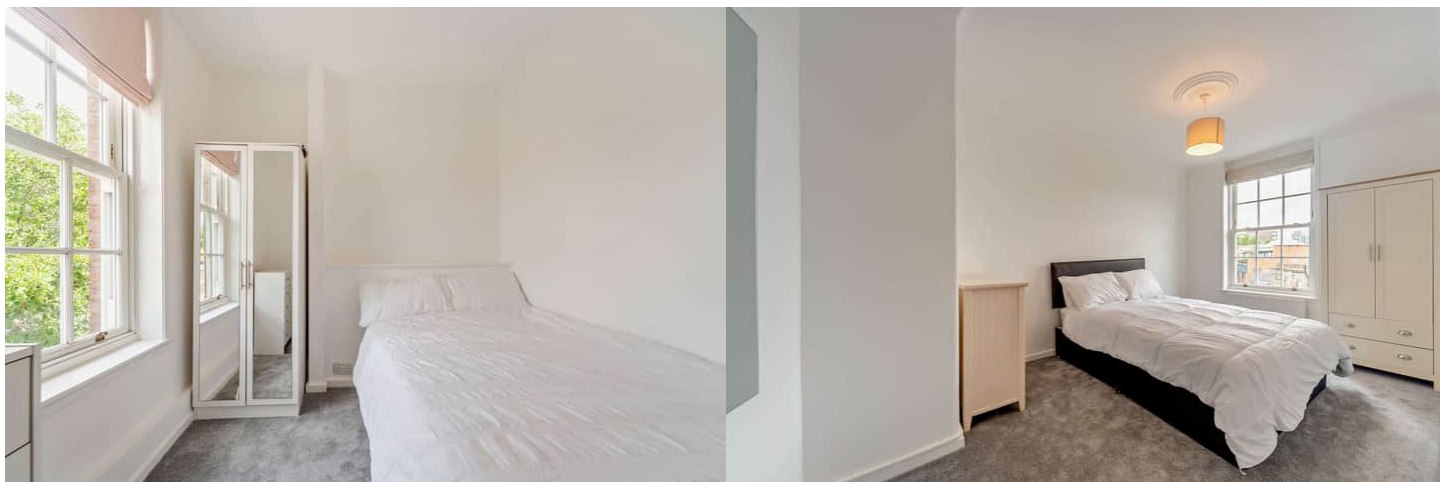
The council tax band is C.

This is a leasehold property with 117 years remaining on the lease; the ground rent is £10pa and the service charge is £1,741pa.

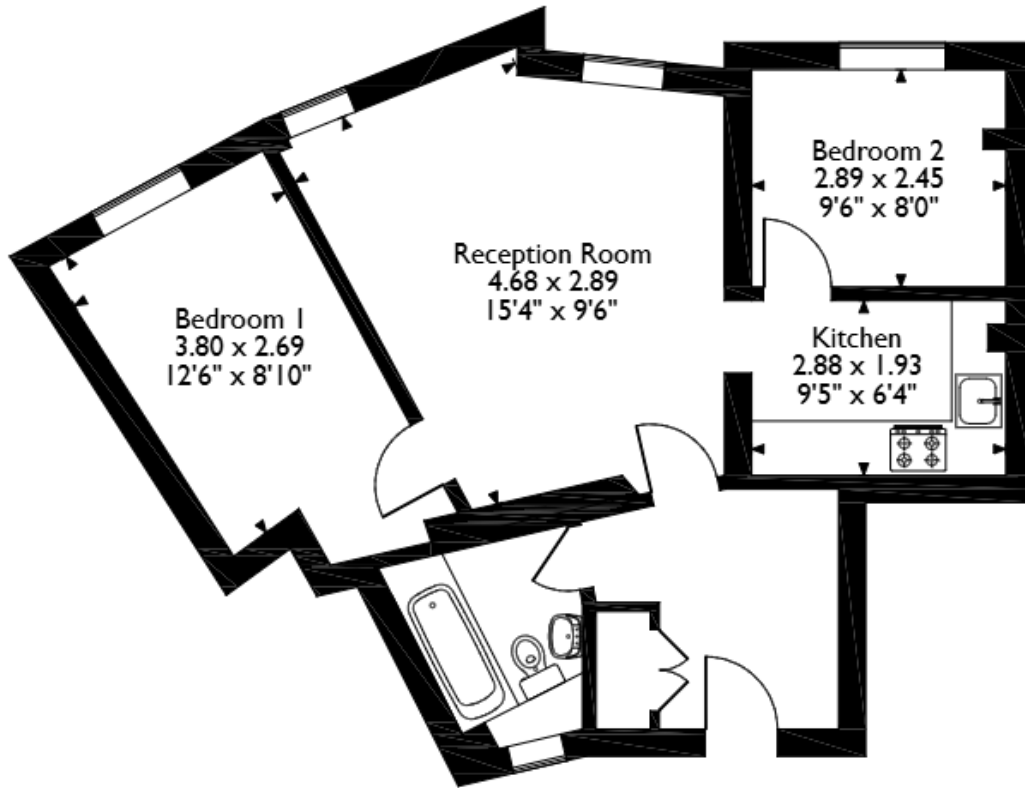
The interior of this beautifully presented property comprises a spacious living/dining area and fitted kitchen, as well as the 2 bedrooms and the family bathroom.

Located in the popular city of London, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Russell Square underground station (0.8 miles), variety of bus routes and the A1 and A10.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



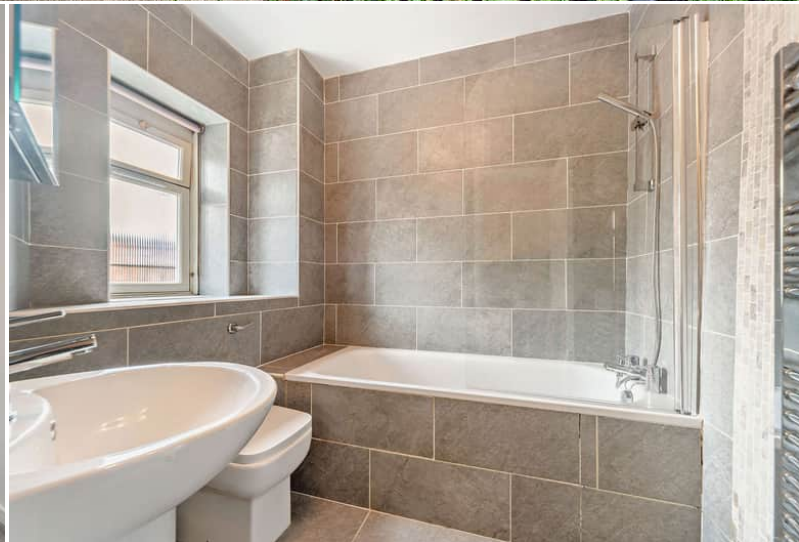
Radcliffe Building, Bourne Estate, London  
 Approximate Gross Internal Area  
 56 Sq M/603 Sq Ft



**Fourth Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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