



ST. BERNARD'S

london

PHASE THREE

St Bernard's, Hilda Road, Greater London, UB2 4UW

Prices correct at time of print 2/11/2017 - Subject to Contract

Flat	Accommodation	Floor	Bedrooms	Bath	Floor Area (m2)	Floor Area (Sq Ft)	Parking	Price
1 L	Clerkenwell House	G	2	1	75.82	816	1	£440,000
2 L	Clerkenwell House	G	1	1	68.00	731	0	£330,000
3 L	Clerkenwell House	G	2	1	73.49	791	1	£440,000
5 F	Clerkenwell House	LG	2	2	98.77	1063	1	RESERVED
6 F	Clerkenwell House	G	2 + Study	1	80.89	870	1	£470,000
7 F	Clerkenwell House	G	1	1	57.36	617	0	£325,000
8 F	Clerkenwell House	G	1	1	54.05	581	0	£325,000
9 F	Clerkenwell House	G	2 + Study	1	93.49	1006	1	£490,000
10 F	Clerkenwell House	1st	2 + Study	1	80.89	870	1	£470,000
11 F	Clerkenwell House	1st	1	1	57.40	617	0	£330,000
12 F	Clerkenwell House	1st	1	1	54.05	582	0	£330,000
13 F	Clerkenwell House	1st	2 + Study	1	94.50	1017	1	£470,000
14 F	Clerkenwell House	1st	1 + Study	1	69.56	748	1	£420,000
15 F	Clerkenwell House	2nd	2 + Study	1	80.89	870	1	£475,000
16 F	Clerkenwell House	2nd	1+1Study & Mezzanine	3	147.00	1582	1	£595,000
17 F	Clerkenwell House	2nd	1+1Study & Dressing Room	2	60.98	656	1	£450,000
18 F	Clerkenwell House	2nd	2	1	69.00	742	1	£425,000

Lease 125 Years

Ground Rent Charge & Estimated Service Charge Per Annum :-

1 Bed = £450.00 + £ TBC

1 Bed + Study = £475.00 + TBC

1+1 Study & Mezzanine = £475.00 + TBC

1+1Study & Dressing Room = £475.00 + TBC

2 Bed = £475.00 + TBC

2 Bed + Study = £475.00 + TBC

Please call Lesley Marshall on 07711 595490

Thursday - Monday 10am - 4pm

stbernards@anthonyjamesmanser.co.uk

All other times call Anthony James Manser 020 8847 0488 or

Savills 0845 149 1414

Incentive from Squire Estates Ltd, they will offer £500 towards the applicants legal costs should they use referral solicitor.

Referral Independent Solicitors (Applicants)

<p><u>Tonner Johns & Ratti</u> Mrs Linda Jones 48 Walter Road Swansea West Glamorgan SA1 5PW <u>lindaj@tonnerjohns.co.uk</u> O:01792 643296</p>

Independent Mortgage Adviser

<p><u>Chadney Bulgin – Chartered Financial Planners</u> Andy Poulter - Partner 89 Fleet Road Fleet Hampshire GU51 3PJ <u>apoulter@chadneybulgin.com</u> M: 07909 907608 O: 01252 788888</p>	<p><u>Chadney Bulgin – Chartered Financial Planners</u> Nick Gilliam – Partner 89 Fleet Road Fleet Hampshire GU51 3PJ <u>NGilliam@chadneybulgin.co.uk</u> M: 07786 938931 O: 01252 788885</p>
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WEEKEND HOTLINE NUMBER – 01252 788885

