



FARRINGDON ROAD, LONDON, EC1M
£1,200,000 LEASEHOLD

AN EXCEPTIONAL TWO BEDROOM FLAT SET WITHIN A LATE VICTORIAN BUILDING ON FARRINGDON ROAD.

Service Charge: £2500 p/a | Lease length: 121 years

Clerkenwell | 020 7405 1288 | clerkenwell@winkworth.co.uk

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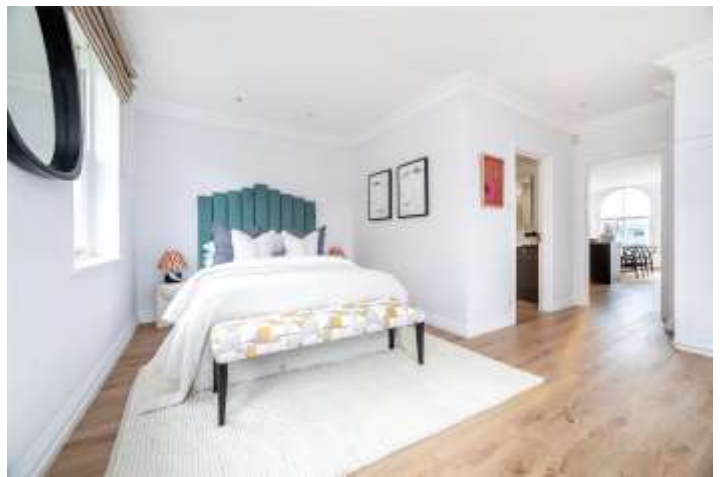


DESCRIPTION:

Benefitting from secure lift access, this large two-bedroom, two-bathroom apartment has been finished to a high specification throughout. This lateral space comprises open-plan kitchen/dining area, separate reception, two large double bedrooms with fitted wardrobes, two bathrooms (one en-suite) and plenty of storage throughout. The property is ideally located on Farringdon Road, adjacent to Farringdon Station, and will undoubtedly benefit from the forthcoming Crossrail and retail developments. It is also within walking distance of both the City and the West End.



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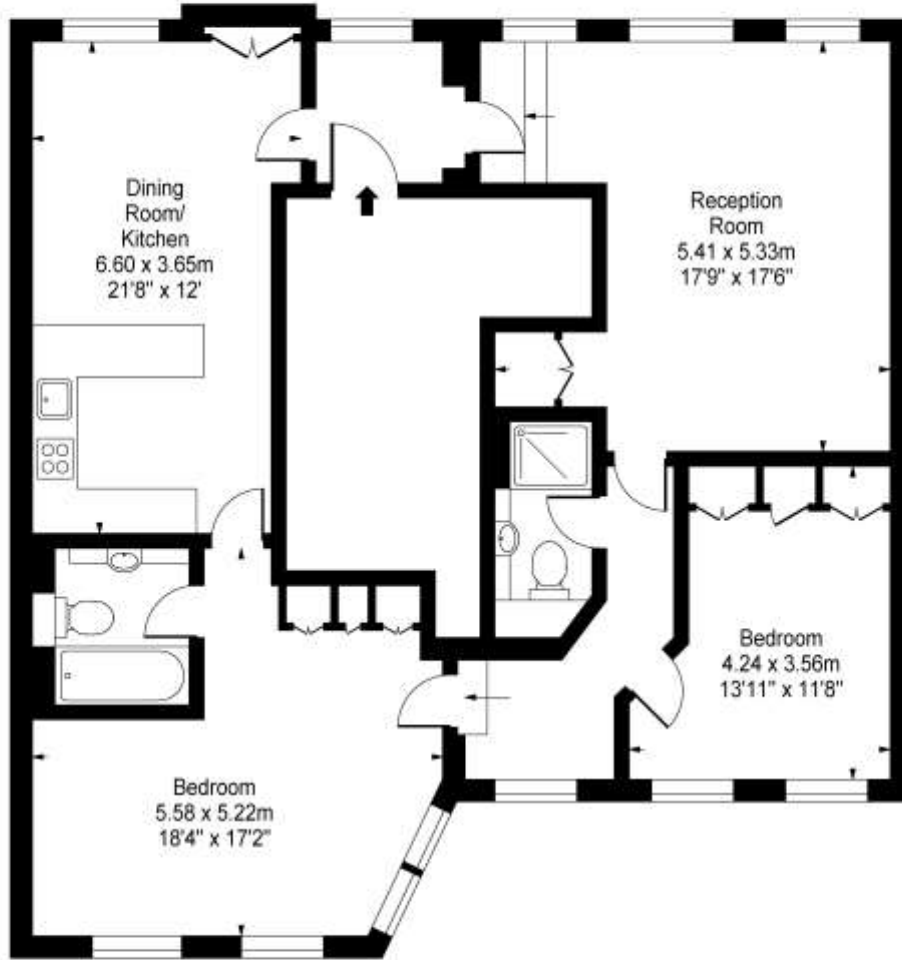


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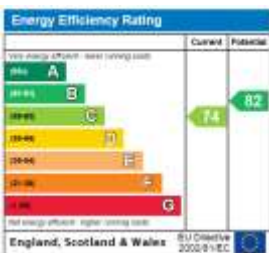
Fourth Floor

Approx Gross Internal Area

1172 Sq Ft - 109 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy
However all measurements are approximate.
The floor plan is illustrative purposes only and is not to scale

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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