



**FARRINGTON ROAD, CLERKENWELL, LONDON, EC1M**  
**£535,000 LEASEHOLD APPROX. 119 YEARS REMAINING**

**Winkworth**



## FARRINGTON ROAD, CLERKENWELL, LONDON, EC1M

**Presented in excellent conditions comes this large one bedroom apartment.**

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Comprising of a modern kitchen complete with all appliances, a large and bright reception room, a double bedroom and a fully tiled bathroom.

The apartment is located only minutes from Farringdon Station as well as the Leather Lane, Exmouth Market and is within easy access to the City and the West End.

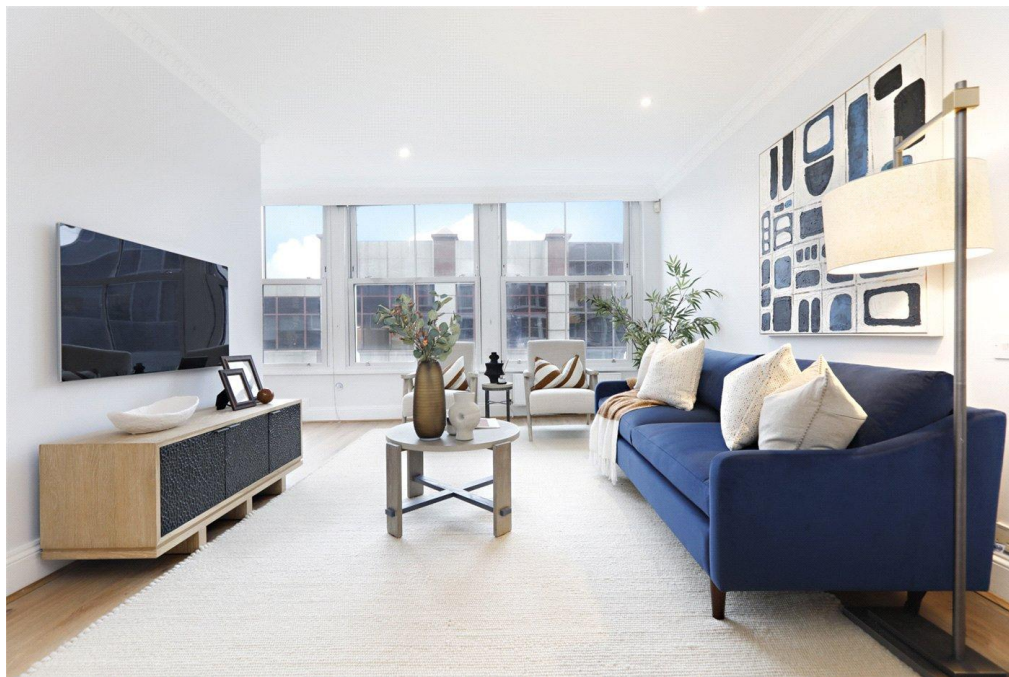
Leasehold: Approx. 119 years remaining

Service Charge: Approx. £2,000 p/a

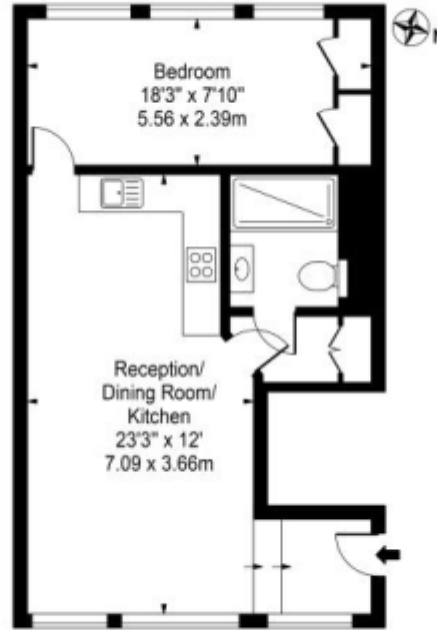
Ground Rent: Approx. £200 p/a

Council Tax: Band D





Farringdon Road  
 Approx. Gross Internal Area 517 Sq Ft - 48.03 Sq M



Second Floor  
 For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general guide for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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