



**CLIFFORDS INN, LONDON, EC4A**  
**£427,000 LEASEHOLD APPROX. 145 YEARS REMAINING**

**DESCRIPTION:**

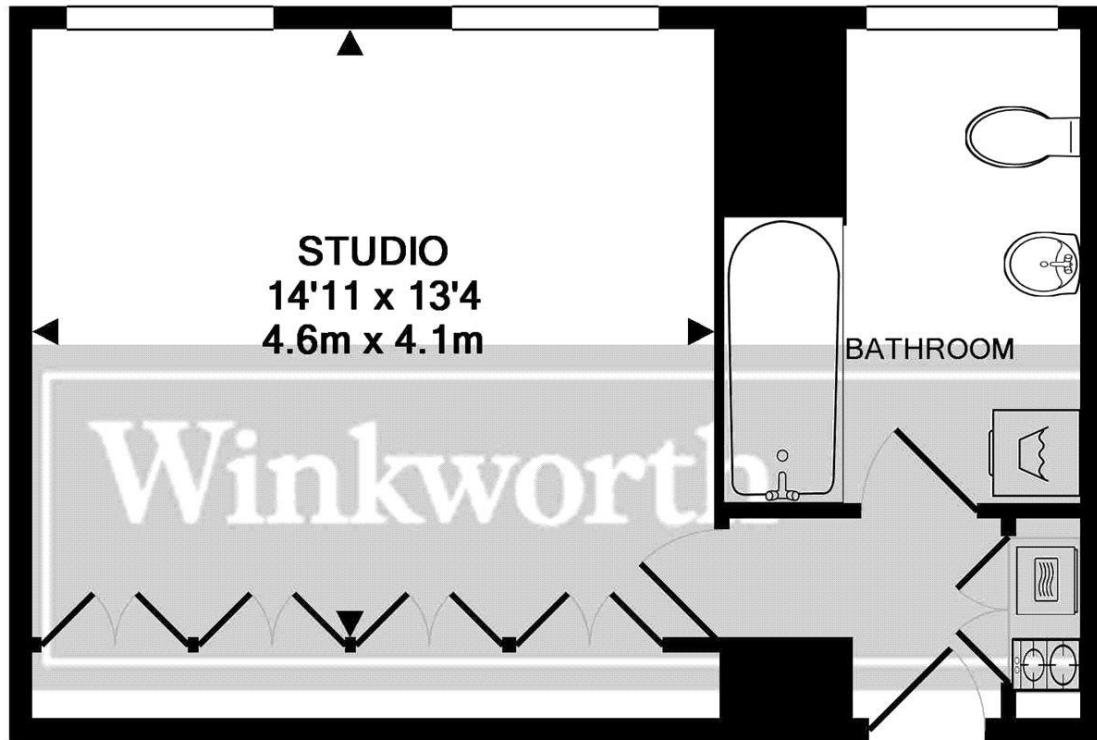
A superb, top floor, studio flat with unprecedented views over the impressive Maughan Library just off Fleet Street. This quiet flat is offered in generally good condition throughout. Clifford's Inn on Fetter Lane is an entirely residential building with concierge and three lifts. It is extremely well placed for the city as well as the West End with many transport links close by.

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TOTAL APPROX. FLOOR AREA 329 SQ.FT. (30.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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.

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	41	42
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold  
**Term:** Expires - 21/12/2169  
**Service Charge:** Approx. £2,500 per annum  
**Ground Rent:** Approx. £250 per annum (subject to increase)  
**Council Tax Band:** D  
 Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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