



FARRINGTON ROAD, EC1R  
£860,000 SHARE OF FREEHOLD

Winkworth





## FARRINGTON ROAD, EC1R

**A wonderful three bedroom split level Victorian conversion boasting a private garden to the rear and a wealth of period appeal and character.**

A West facing bay fronted living room with stripped wooden floors, a period fireplace and attractive high ceilings separate from the very well apportioned kitchen dining room overlooking the garden.

Downstairs are two double bedrooms either side of the bathroom and a potential third bedroom or home office that is shown well within the published floorplan. With over 1000 square feet of internal living space and a garden that offers plenty of potential to improve upon we feel this flat makes a great first time purchase.

The property is located near the crossroad of Farringdon Road and Rosebery Avenue, just a minute walk from the famous Exmouth Market. Farringdon underground station is a short walk from the Building. Due to its strategic position within walking distance it is possible to reach the Law Quarter of Chancery Lane, the City of London, the West End, Bloomsbury, Islington and Old Street.

Leasehold plus Share of Freehold: Approx. 990 years remaining

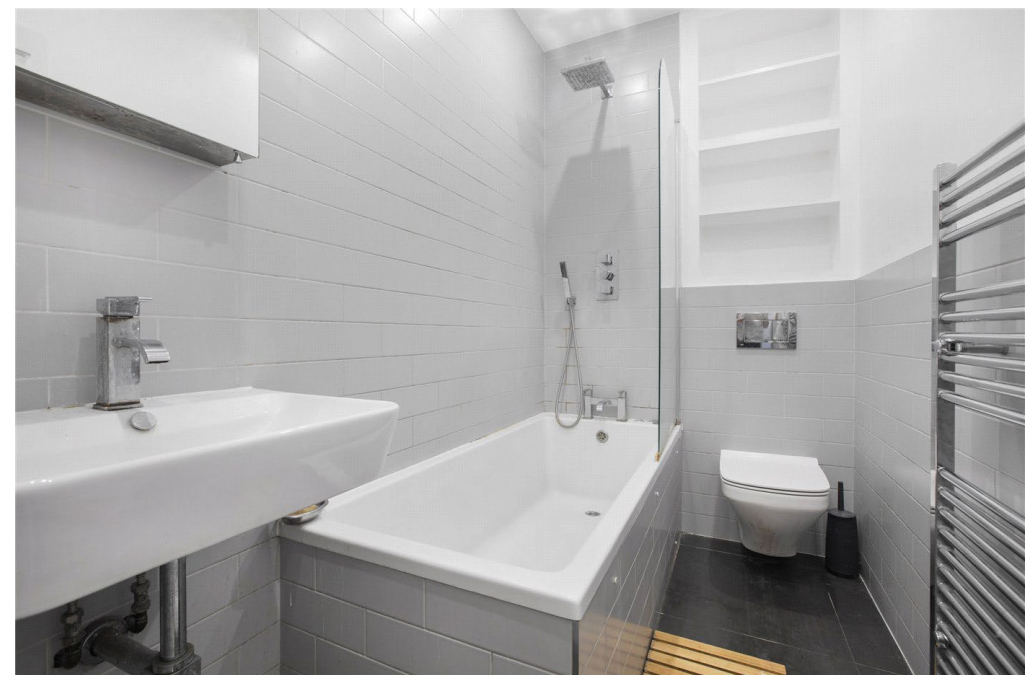
Service Charge: Share of outgoings

Ground Rent: Peppercorn

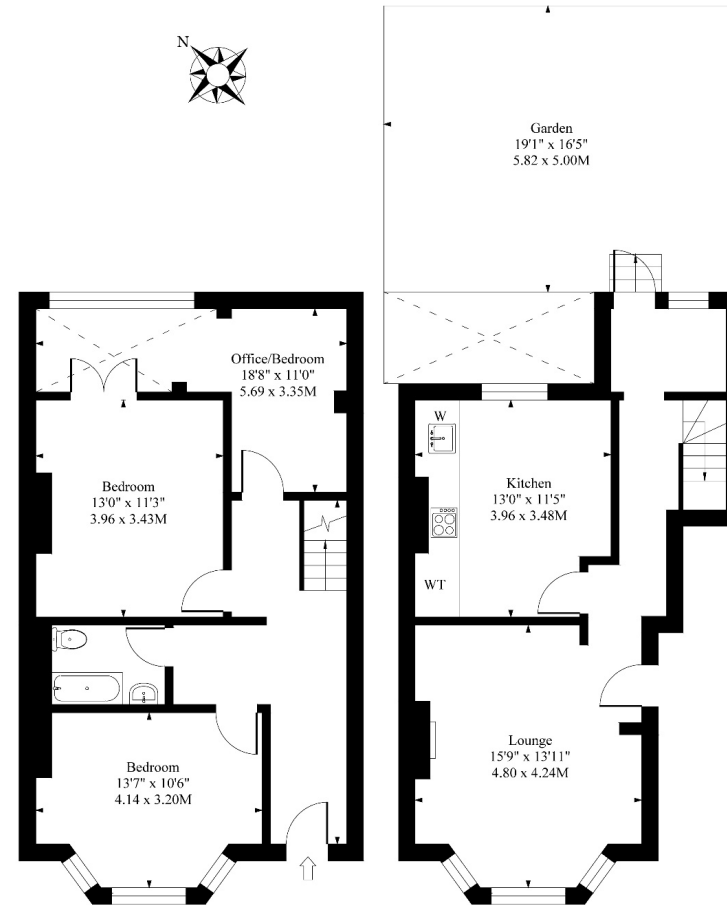
Council Tax Band: D







# Farringdon Road, EC1



Lower Ground Floor

Ground Floor

Approximate Gross Internal Area 1052 Sq Ft - 97.77 Sq M  
Measured in according 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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