



FARRINGTON ROAD, EC1M
£500,000 LEASEHOLD

Winkworth



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A very smart one bedroom flat on the fourth floor of this Grade II, red brick, Venetian/Gothic style Victorian building on Farringdon Road.

The property benefits from retaining the beautiful original windows allowing for plenty of natural light and a stylish image in keeping with the buildings age.

The apartment consists of a separate kitchen a bright reception room, a large double bedroom with fitted wardrobes, storage in the hallway and a very large bathroom this is an exceptional property.

The property is ideally located on Farringdon Road adjacent to Farringdon Station and will undoubtedly benefit from the forthcoming retail development. With already existing fantastic transport links, Farringdon station is the only station in London with direct lines to all London based airports making it arguably London's most sought after transport hub.

Leasehold: approx. 973 years remaining

Service Charge: approx. £2,575 per annum

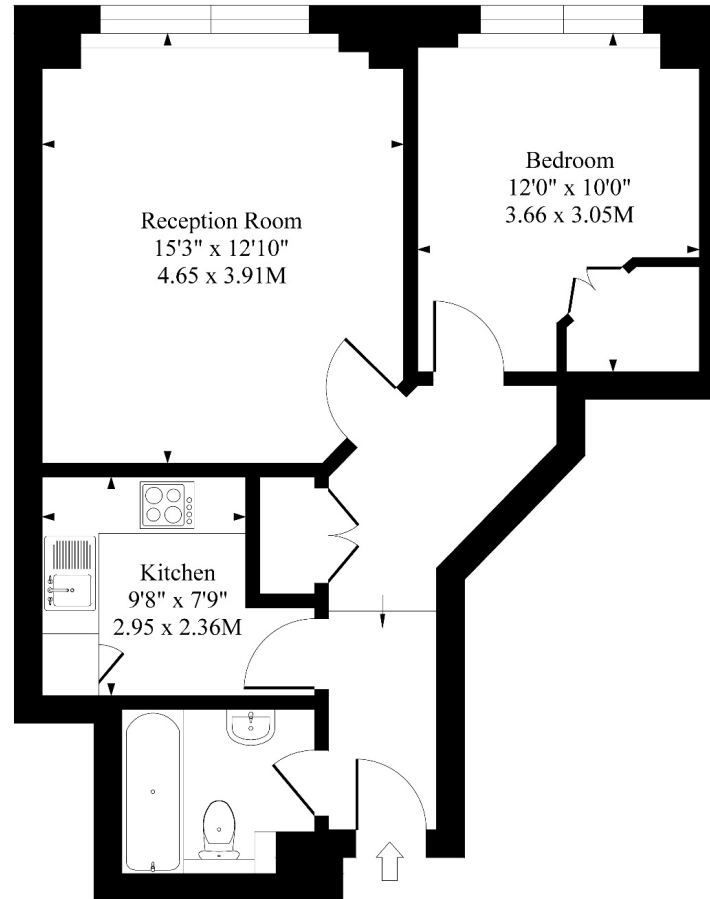
Ground Rent: approx. £300 per annum

Council Tax: Band E





Farringdon Road EC1M



Fourth Floor

Approximate Gross Internal Area 525 Sq Ft - 48.77 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	80 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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