



FARRINGDON ROAD, EC1M
£999,950 LEASEHOLD

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

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.

Leasehold: approx. 122 years remaining

Service Charge: approx. £2,400 p/a

Ground Rent: approx. £200 p/a



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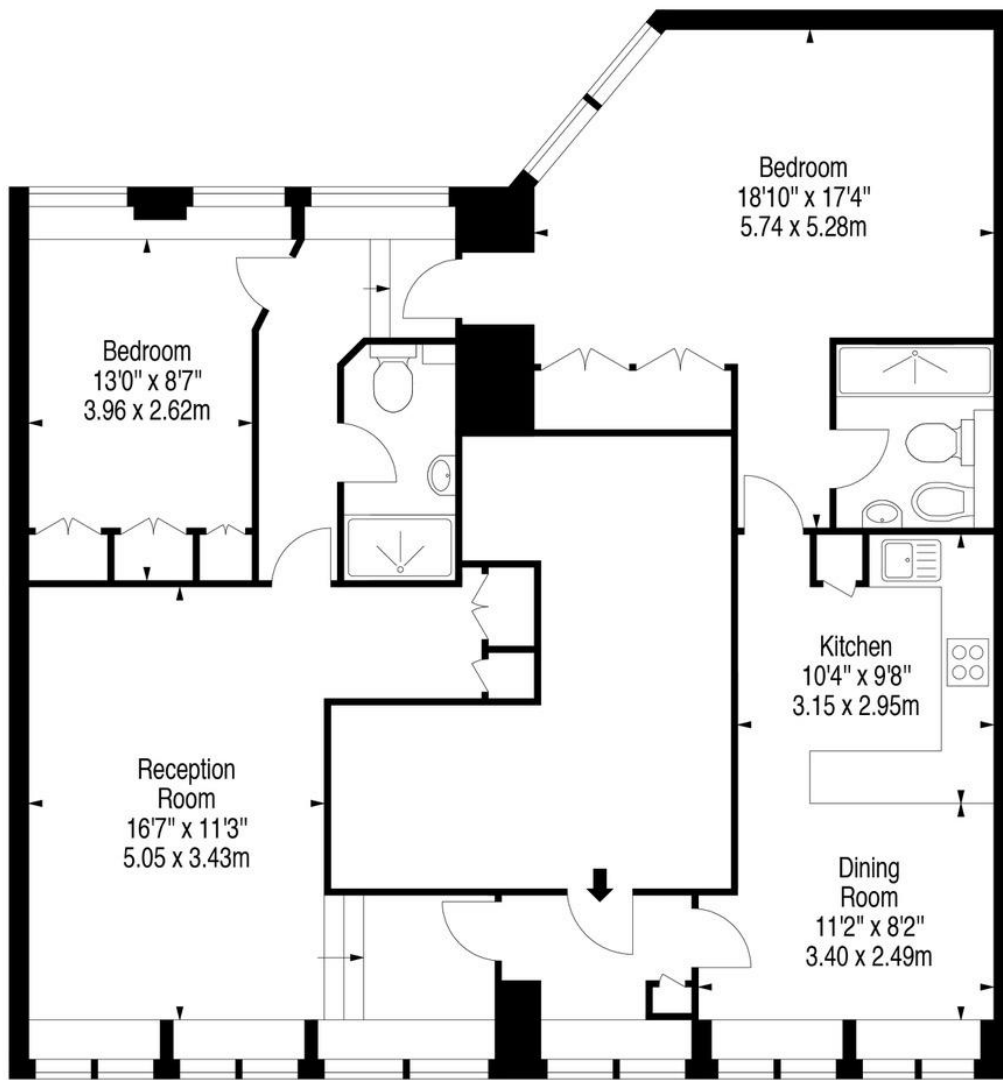
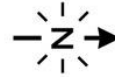
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Farringdon Road, EC1



First Floor

Approx Gross Internal Area **1066 Sq Ft - 99.03 Sq M**

Floor Plan Supplied For Identification Purposes Only And May Not Be Accurate
Floor Plan by www.elegantmediasolution.com

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

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