



**RADCLIFFE BUILDING, BOURNE ESTATE, PORTPOOL LANE, EC1N  
£700,000 LEASEHOLD**

**A TRULY STUNNING THREE BEDROOM, TWO BATHROOM APARTMENT IN THIS INCREDIBLY WELL SOUGHT AFTER GRADE II LISTED PURPOSE BUILT RESIDENTIAL BLOCK. ON THE FRINGES OF BLOOMSBURY AND CLERKENWELL THIS SPACIOUS FLAT HAS RECENTLY BEEN REFURBISHED TO EXACTING STANDARDS THROUGHOUT.**

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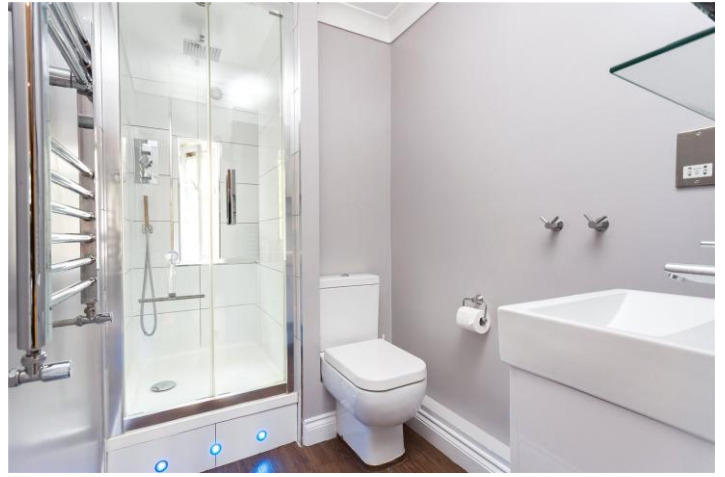
**DESCRIPTION:** The property provides a generous living area with plenty of natural light from two attractive sash windows. There is a separate fully fitted modern kitchen with dark granite work surfaces. The master bedroom is a generous size with custom built shelving and wraps around to an impressive large family size en-suite bathroom. There are two further double bedrooms with built in storage that shares a very tastefully finished tiled shower-room/WC. The Bourne Estate is perfectly located to access the theatres of the West End, the vibrant food market on Leather Lane and the internationally renowned restaurants of Exmouth Market. Once an area nicknamed 'little Italy' there is an abundance of fine cafes and boutique delicatessens on its doorstep. The closest stations are Chancery Lane and Farringdon Stations. Farringdon station and the surrounding area will undoubtedly benefit from the forthcoming Crossrail and retail development. With already existing fantastic transport links, Farringdon station will be the only station in London with direct lines to all London based airports making it arguably London's most sought-after transport hub.



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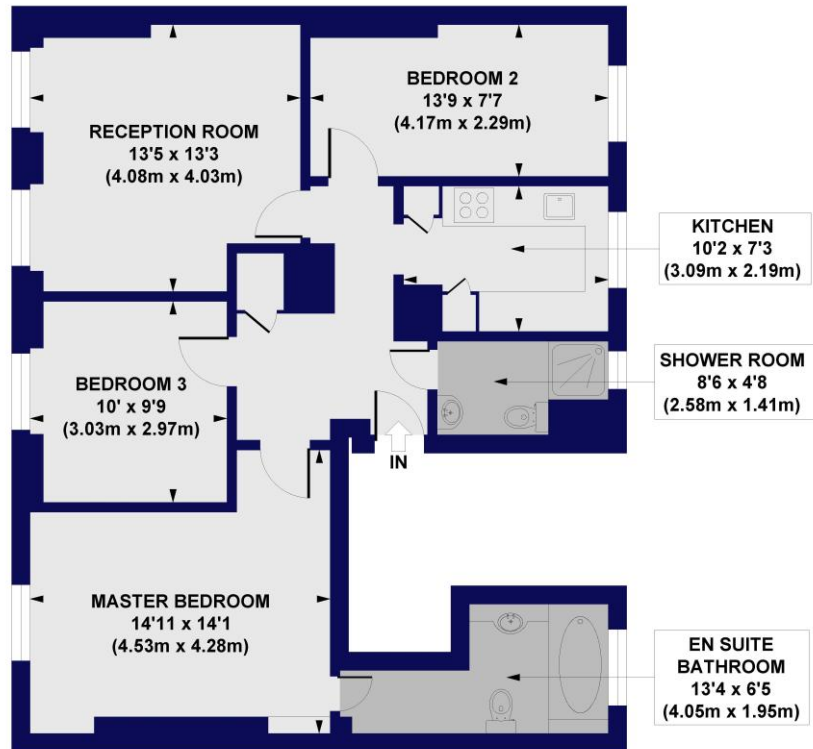




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**Radcliffe Building, Bourne Estate, Portpool Lane, EC1N**  
**Approx. Gross Internal Floor Area 870 sq. ft / 80.82 sq. m**

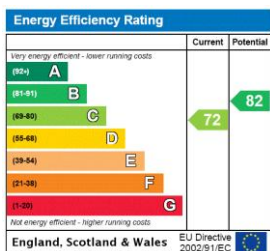


THIRD FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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.



**Tenure:** Leasehold

**Term:** 99 year and 9 months

**Service Charge:** Approx. £1,500 per annum

**Ground Rent:** Approx. £10 Annually (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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