



PORTPOOL LANE, FARRINGDON, EC1N
£695,000 LEASEHOLD

Winkworth



PORTPOOL LANE, EC1N

A rare opportunity to purchase a large two bedroom flat on the third floor of a Grade II listed mansion block.

The flat benefits from high ceilings throughout and is very bright boasting large sash windows. Offered with a long lease.

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 retail development due for completion in 2018. 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. Kings Cross St Pancras (international links) is also within walking distance.

Leasehold: Approx. 98 years remaining

Service Charge: Approx. £1,876 per annum

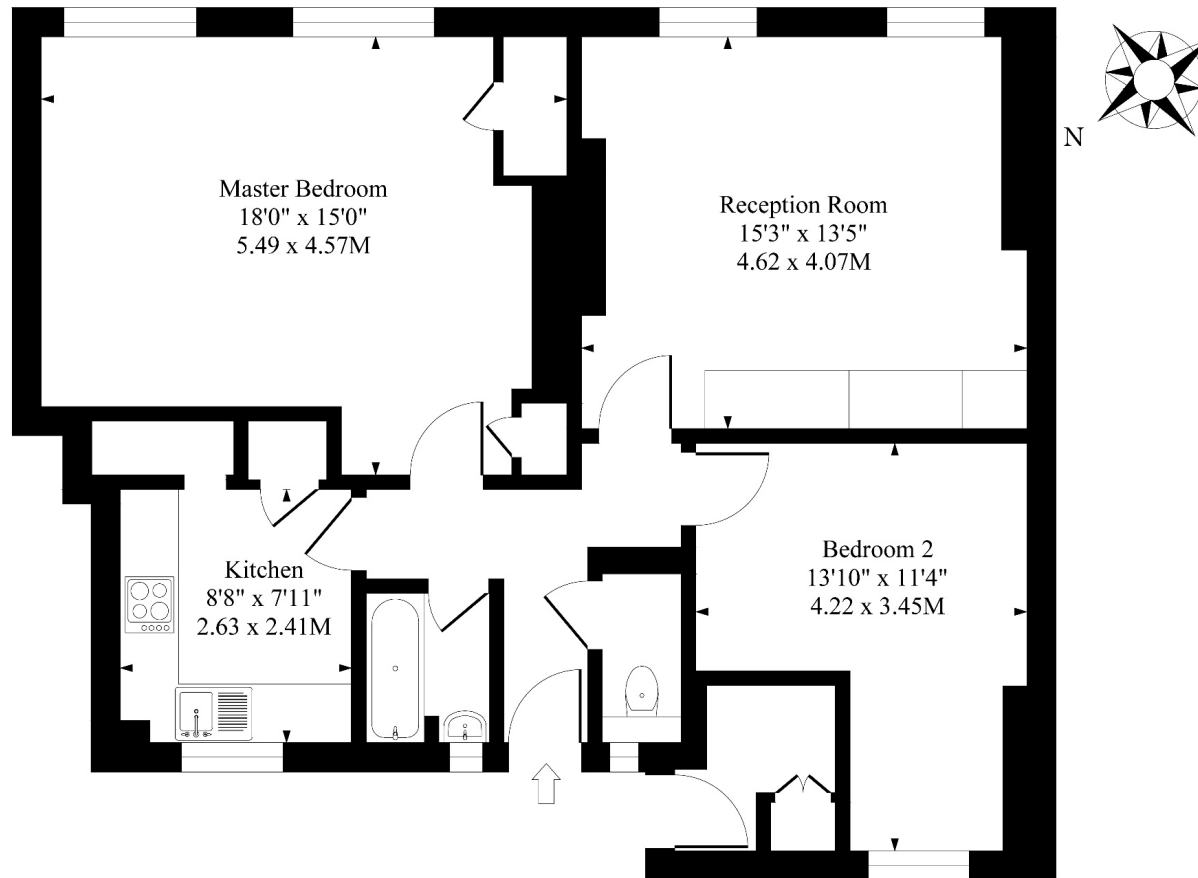
Ground Rent: Approx. £10 per annum

Council Tax Band D





Redman House, Bourne Estate, EC1



Third Floor

Approximate Gross Internal Area 781 Sq Ft - 72.60 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		91 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Clerkenwell & City | 020 7405 1288 | clerkenwell@winkworth.co.uk

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