



FARRINGTON ROAD, EC1M  
£1,300,000 LEASEHOLD

Winkworth





## FARRINGTON ROAD, EC1M

**A three bedroom three bathroom duplex apartment situated moments from Farringdon Station. The property offers excellent views across the City and over 1200 square feet of internal space.**

Situated on the top floor of this modern apartment block.

All three bedrooms are doubles and the condition of the property is excellent throughout with a fitted kitchen and a rarely found separate dining room.

The apartment is located only minutes from Farringdon Station as well as the famous Leather Lane street food market, Exmouth Market is also moments away. The apartment is within easy access to the City and the West End.

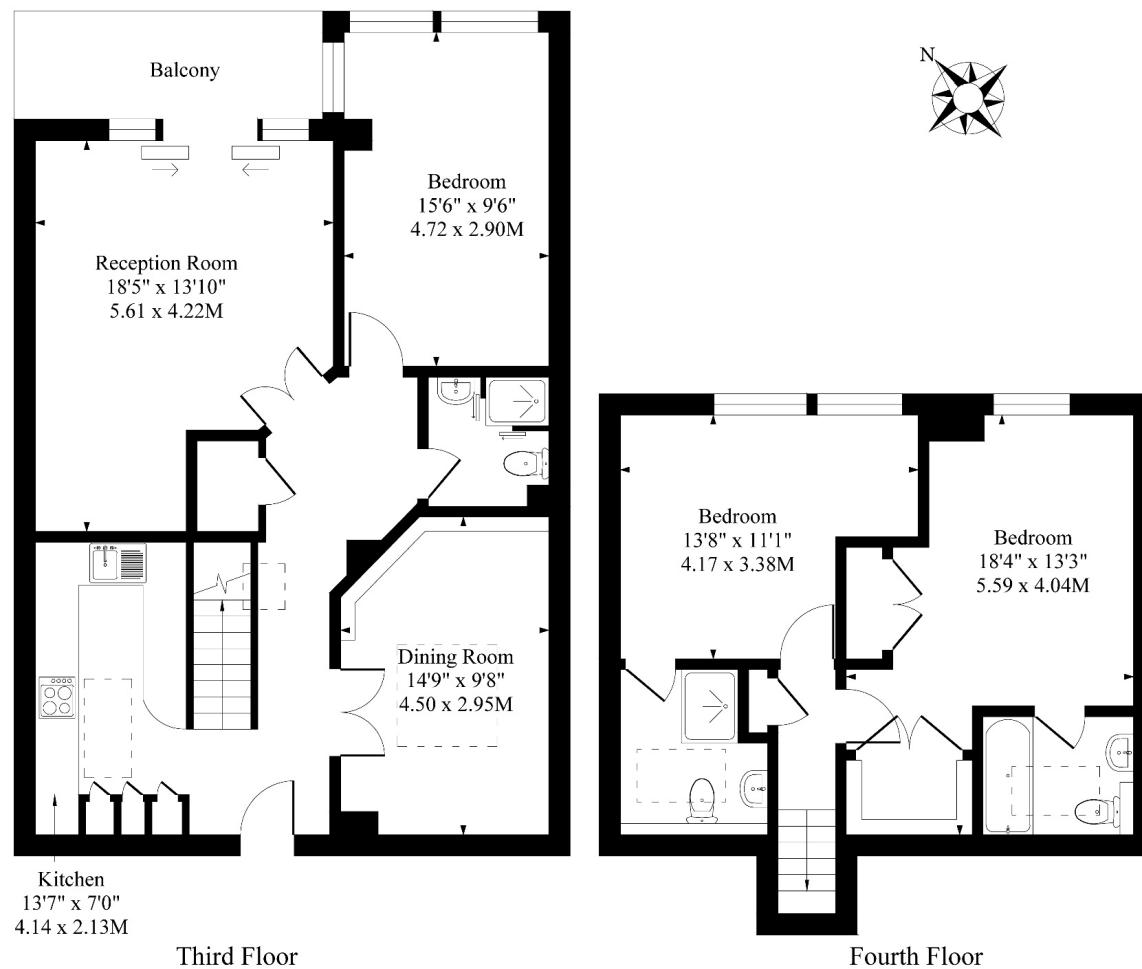
Leasehold: Approx. 975 years remaining  
 Service Charge: Approx. £6,000 per annum  
 Ground Rent: Approx. £500 per annum  
 Council Tax Band: G







# Montgomery Building, 89 Farringdon Road Ec1



Approximate Gross Internal Area

1239 Sq Ft - 115.10 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

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