

MONTGOMERY BUILDING, FARRINGDON ROAD, EC1M
£1,300,000 LEASEHOLD APPROX. 975 YEARS REMAINING

Winkworth



FMONTGOMERY BUILDING, 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.

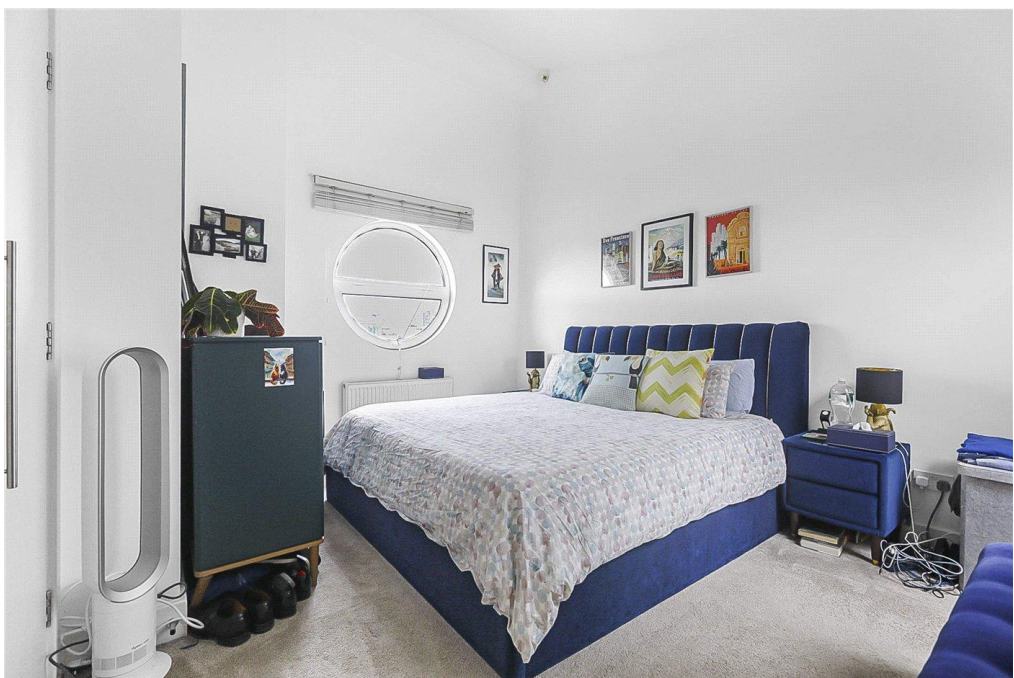
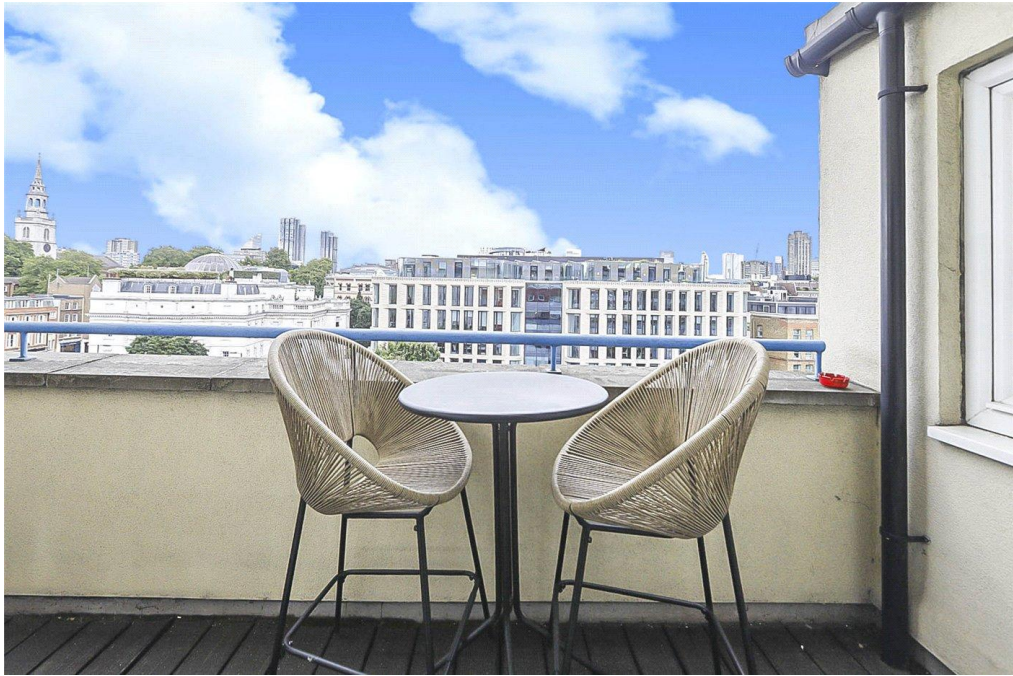
All three bedrooms are doubles and the condition of the property is excellent throughout with a fitted kitchen and a rarely found separate dining room.

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.

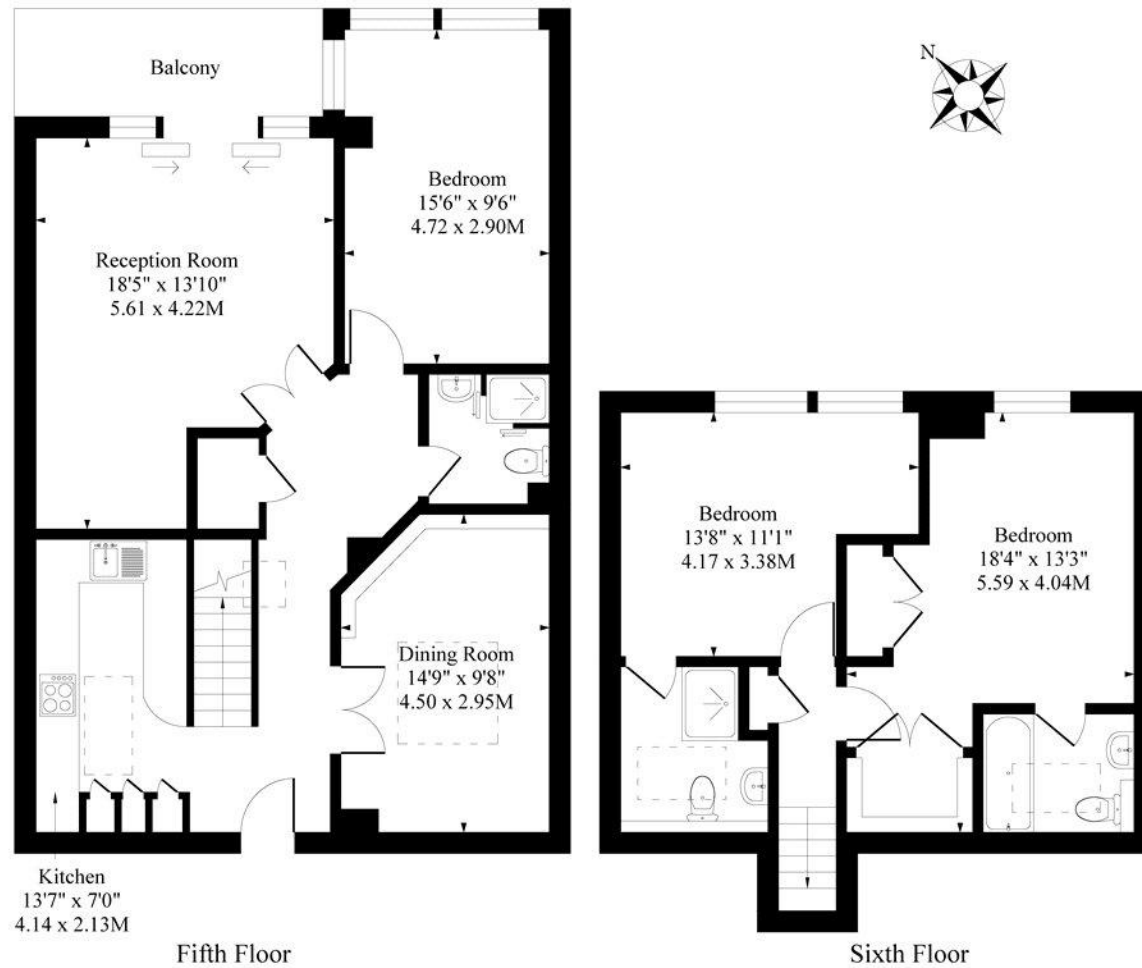
The apartment is within easy access to the City and the West End.

Leasehold: Approx. 975 years remaining
Service Charge: Approx. £6000 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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

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