



East Harding Street, Blackfriars, EC4A

Asking Price: £600,000

 Benham
& Reeves

East Harding Street, Blackfriars, EC4A

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

This immaculate one-bedroom apartment, set on the third floor of Pemberton House, offers 590 sq. ft. of thoughtfully designed living space in the heart of the City of London. Combining comfort with contemporary finishes, the property is ideally suited for both professionals and students.

The welcoming hallway leads into a bright open-plan living area, enhanced by elegant wooden flooring and a brand-new kitchen complete with integrated appliances. The bedroom enjoys morning sunlight and is equipped with practical built-in wardrobes. The recently renovated bathroom features tasteful tilework and modern fixtures, creating a sleek and refreshing atmosphere.

Pemberton House benefits from a prime EC4A postcode, positioning residents at the heart of London's historic and financial core. The London School of Economics is within close proximity, making the apartment equally appealing to students as well as professionals working nearby.

Excellent transport connections include City Thameslink station, just 0.5 miles away, offering seamless access across London and beyond.

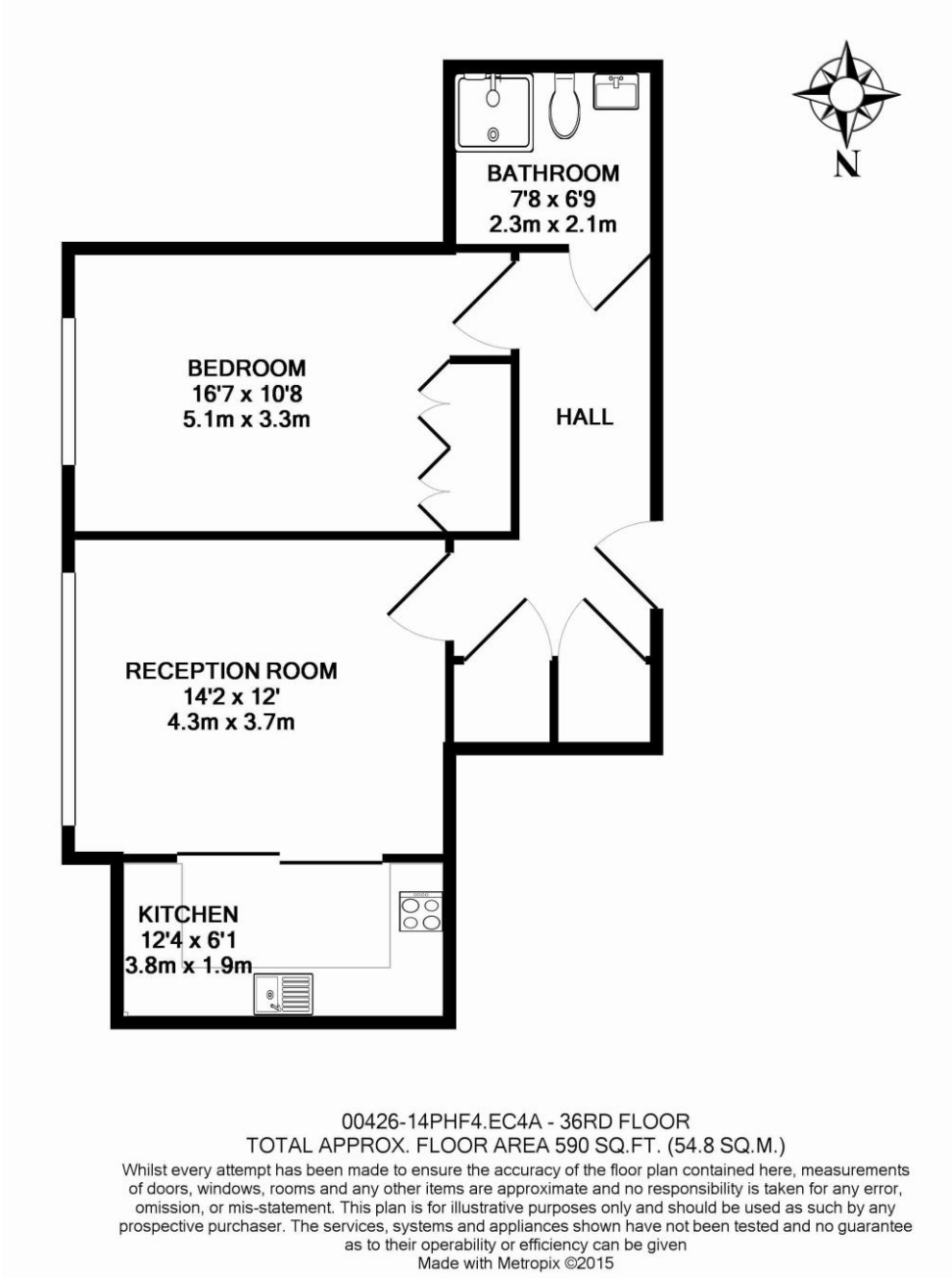




Property Features:

- One Bedroom
- One Bathroom
- 3rd Floor
- Recently renovated
- No Onward Chain
- Centrally Located
- Lift Access





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£600,000
Tenure:	Leasehold Expires 31/07/2995 Approximately 969 Years Remaining
Ground Rent:	£100.00 (per annum) For the year of 2025
Service Charge:	£3,472.56 (per annum) For the year of 2025

Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH250300

T: 020 7213 9700
E: city.sales@benhams.com
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