



Hatton Garden, Farringdon

Asking Price: £720,000

 Benham
& Reeves

Hatton Garden, Farringdon

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

The apartment offers generously proportioned rooms featuring high ceilings creating an airy and spacious atmosphere throughout.

The living room is a sanctuary of comfort, with large windows that flood the space with natural light. The main bedroom has built-in wardrobes, providing a haven of organisation and style. The second bedroom offers versatile space, ready to adapt to your lifestyle needs. Whether as a guest room or a home office this room offers flexibility.

The residence is ideally situated in Hatton Garden, renowned for its rich history and vibrant atmosphere. With its prime location, you will be surrounded by an array of trendy cafes, fine dining restaurants, and boutique shops, ensuring every convenience is within easy reach. This extraordinary property offers unparalleled access to nearby stations, ensuring effortless commuting and seamless exploration of the city.

The closest station, Farringdon, is just a short 0.3 miles walk away. In addition, Chancery Lane is located only 0.5 miles away. Both these stations allow easy access throughout London.





Property Features:

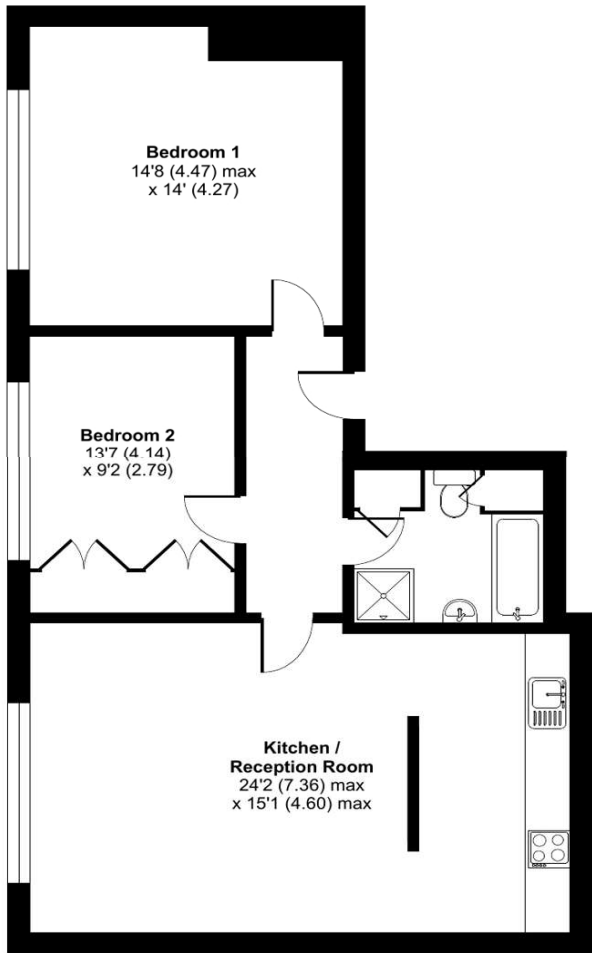
- 2 bedroom
- 1 bathroom
- First floor
- Lift access
- Victorian style high ceilings
- Open plan living area
- Farringdon station
- Chain Free






Hatton Garden, EC1N

Approximate Area = 857 sq ft / 79.6 sq m
For identification only - Not to scale



FIRST FLOOR

| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 75 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC  | |

Terms & Conditions:

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

| | |
|-------------------|---|
| Asking Price: | £720,000 |
| Tenure: | Leasehold Expires 20/06/2194 Approximately 170 Years Remaining |
| Ground Rent: | £400.00 (per annum) 2024 Review period: every 25 years - Next Review Date: Jan 2049 |
| Service Charge: | £4,000.00approx (per annum) 2023 |
| Anticipated Rent: | £3,200.00 pcm Approx. 5.3% Yield |

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH230252

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E: canarywharf.sales@benhams.com
W: www.benhams.com

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