



Clerkenwell Road, Farringdon, EC1M

Asking Price: £640,000

 Benham
& Reeves

Clerkenwell Road, Farringdon, EC1M

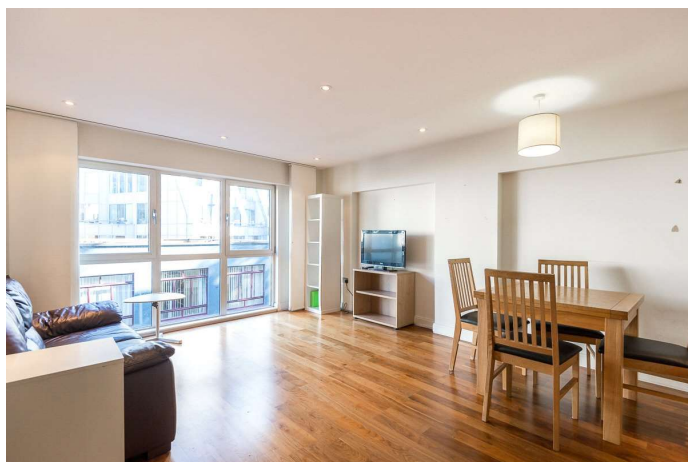
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

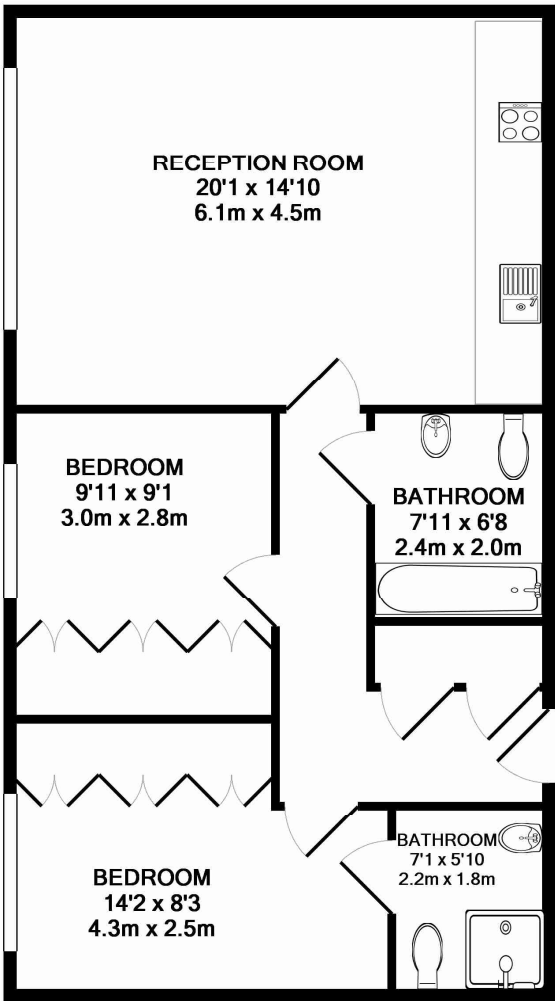
Set on the third floor at the rear of the development, this apartment has a bright open-plan reception room with a dining area and a fully integrated kitchen. It further comprises two generously proportioned bedrooms with large built-in wardrobes and two bathrooms, one of which is en-suite. Off the entrance hallways are two storage closets, available to hide away larger items helping with everyday life. The whole apartment is presented in good condition.

Charterhouse The Square, is a smart, gated, modern development with a day porter ideally situated to enjoy the numerous restaurants, pubs, and cafés throughout Clerkenwell. Whilst the city, Exmouth Market, and the world-renowned Barbican Centre are all within walking distance. Nearest transport links include, Barbican and Old Street Stations providing access to Hammersmith & City, Circle, Metropolitan, and Northern lines which is 0.2 miles away. Farringdon Station is less than 0.5 miles away and offers speedy rail services to Gatwick and Luton airport as well as Cross Rail. A number of bus routes allow easy access to the West End.

Property Features:

- Two Bedrooms
- Two Bathrooms
- 736 Square Feet
- 3rd Floor
- Lift
- Gated Modern Development
- Daytime Porter





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	84
(69-80) C		
(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	

00397-9ACR.EC1M - 3RD FLOOR
TOTAL APPROX. FLOOR AREA 736 SQ.FT. (68.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Terms & Conditions:

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

Asking Price:	£640,000
Tenure:	Leasehold Expires 16/03/2158 Approximately 132 Years Remaining
Ground Rent:	£750.00 (per annum) For the year of 2024
Service Charge:	£3,454.00 (per annum) For the year of 2024
Anticipated Rent:	£2,500.00 pcm Approx. 4.7% Yield

Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH220133

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

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