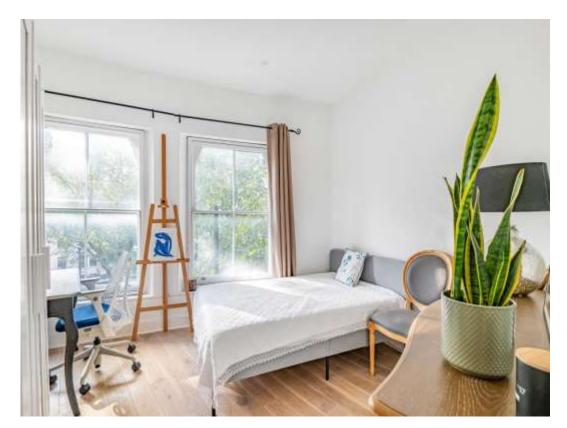


Farringdon Road, Clerkenwell, EC1R









## Farringdon Road, Clerkenwell, EC1R OIEO \$800,000 Leasehold

Finished to exacting standards throughout, this high-spec property is just moments from the forthcoming Crossrail at Farringdon Station.

Ideal for City workers and a superb investment property, with the bars and restaurants of Exmouth Market very nearby.

- Two double bedrooms
- Open-plan reception
- Stylish bathroom
- High-spec kitchen
- Bright modern finish
- Bars & restaurants nearby
- EPC rating: C
- Crossrail link nearby

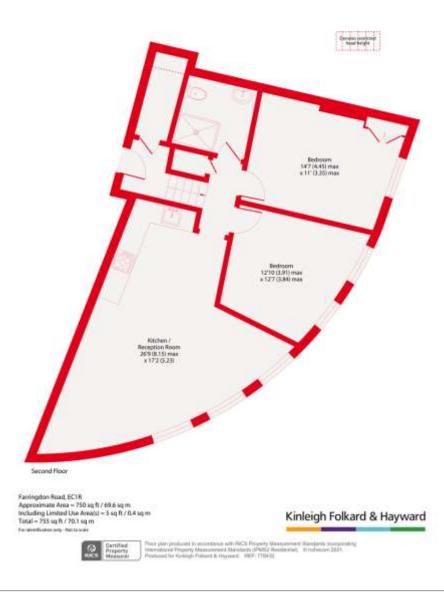
A beautifully refurbished second floor flat, ideally located with Tube links nearby. Features two double bedrooms and a bright, modern open-plan reception with charming views.

For more information or to arrange a viewing please contact:

## Clerkenwell

132-136 St John Street Clerkenwell, EC1V 4JT 020 7563 5060 clerkenwell.sales@kfh.co.uk

Kinleigh Folkard & Hayward



These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

