



2 MONTGOMERY BUILDING 81-89 FARRINGDON LONDON, EC1M 3LL

£2,500

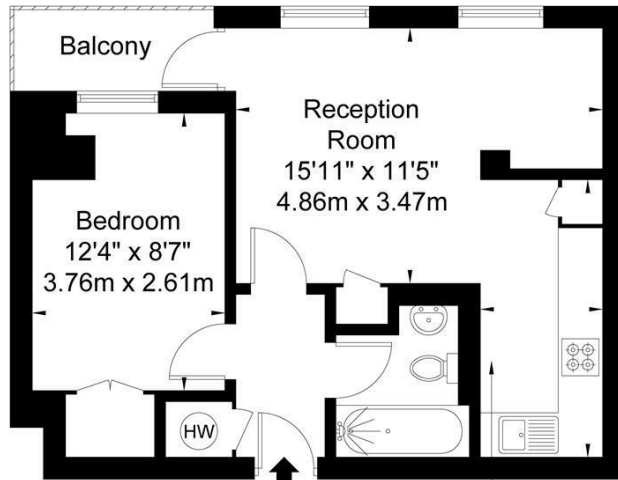
AVAILABLE IN SEPTEMBER A one bedroom apartment on the first floor of the Montgomery Building on Farringdon Road. The property is well presented throughout and comprises open plan kitchen/living room with access out to a private balcony, double bedroom and a bathroom.

The development is ideally located for Farringdon and Chancery Lane tube stations. Hatton Garden, Leather Lane and Exmouth Market are all close by. The City and West End are both easily accessible.

Hemmingfords

Montgomery, Farringdon Road, EC1M 3LL

Approx Gross Internal Area = 41.1 sq m / 442 sq ft



Kitchen
12'3" x 5'6"
3.74m x 1.67m

First Floor

Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	62
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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