



## 3 171 FARRINGDON ROAD LONDON, EC1R 3AL

£2,500

\*AVAILABLE IN SEPTEMBER\* A newly decorated, one bedroom second floor apartments situated moments from Exmouth Market.

The accommodation comprises a bright reception room with Juliette balcony, separate kitchen, bathroom and a good size double bedroom.

Located on Farringdon Road the apartment is close to the junction of Rosebery Avenue and Exmouth Market which has a wonderful selection of independent shops, restaurants and bars and has one of the best street food markets in London.

The apartment's location is superb with Farringdon Underground and Mainline station within a five-minute walk and numerous bus routes on your doorstep providing quick and easy access to The West End and Kings Cross.

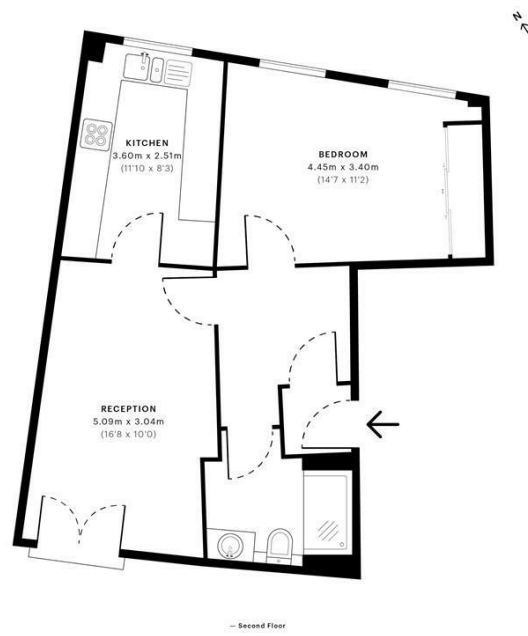
**Hemmingfords**

Farringdon Road, EC1R

CAPTURE DATE: 11/03/2022 LASER SCAN POINTS: 870,008

GROSS INTERNAL AREA

47.92 sqm / 515.81 sqft



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
47.92 sqm / 515.81 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes windows, recessed floor heights  
45.42 sqm / 488.90 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Estimated use area under 1.8m  
0.00 sqm / 0.00 sqft

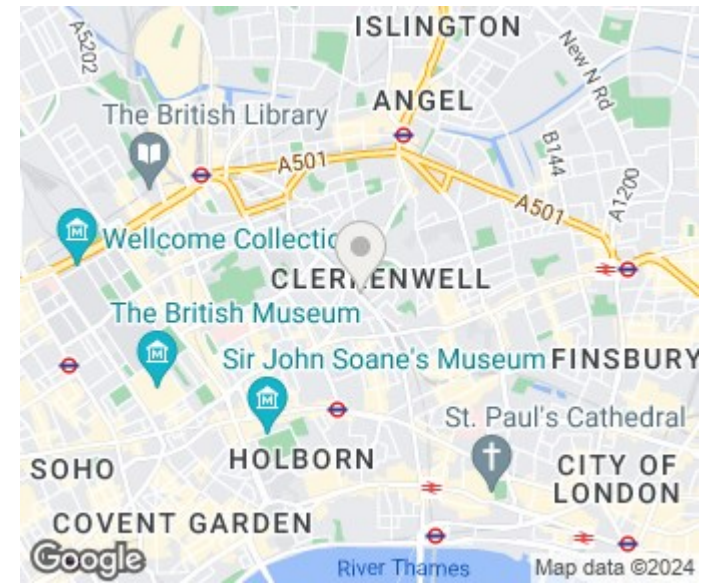
spec Verified

RICS Certified Property Measure

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Pits and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual open lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3 RESIDENTIAL: 48.45 sqm / 521.51 sqft  
IPMS 3 COMMERCIAL: 45.36 sqm / 489.57 sqft

spec id: 632640525423e8b0568b2c2f



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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