



## 3 MASONS YARD LONDON, EC1V 8DX

£2,900

\*Available in SEPTEMBER\*

Ideal for City University - Campus situated across the Road

A large bright and airy two double bedroom, two bathroom apartment set in a modern gated redevelopment close to Goswell Road in Clerkenwell.

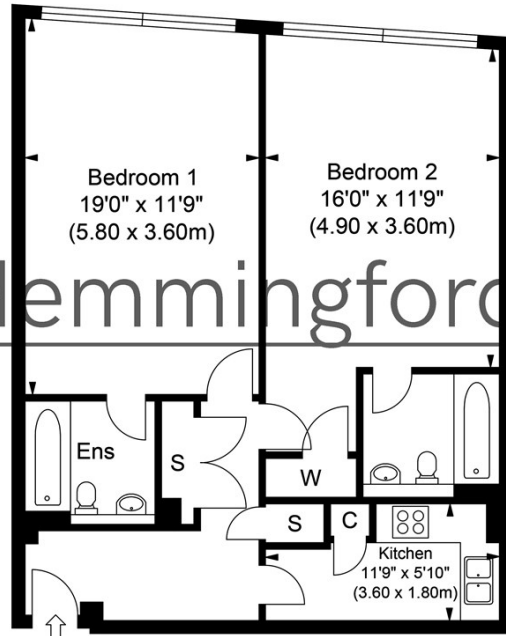
Half way between Angel and Old Street Underground stations and near to Saddlers Wells Theatre, this comfortable two bedroom apartment is larger than most in the building.

An entrance lobby leads to the modern fitted kitchen and the two large rooms each with its own en suite.

Hemmingfords

Masons Yard, EC1V

Approximate Gross Internal Area  
708.58 sq ft / 65.83 sq m



Hemmingfords

First Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION



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

Hemmingfords Lettings & Sales  
Second Floor  
34 Upper Street  
London  
N1 0PN

020 3890 7470  
info@hemmingfords.co.uk  
www.hemmingfords.co.uk

Hemmingfords