



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


£2,600

A well presented two 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, two double bedrooms 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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	62
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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