



## 40 LLOYD BAKER STREET LONDON, WC1X 9AB

**£1,750,000**  
**FREEHOLD**

A well presented Grade II Listed Georgian house situated on one of Clerkenwell's most sought after streets. This beautiful home has been refurbished to exacting standards and to a sophisticated style that is reflective of the buildings period.

Arranged over three floors and totalling approximately 1700 sqft the accommodation includes a spacious reception with fireplace and wooden floors. The lower level comprises of a second reception room, double bedroom which leads out to a private garden, newly fitted shower room and plenty of built in storage as well as a recently appointed kitchen.

The first floor has three further bedrooms and a larger than average bathroom.

**Hemmingfords**

40 Lloyd Baker Street, null, WC1X 9AB  
CAPTURE DATE: 16/06/2022 LASER SCAN POINTS: 154,539,385  
GROSS INTERNAL AREA  
157.75 sqm / 1698.01 sqft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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