



## 3 171 FARRINGDON ROAD LONDON, EC1R 3AL

£2,150 PCM

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.

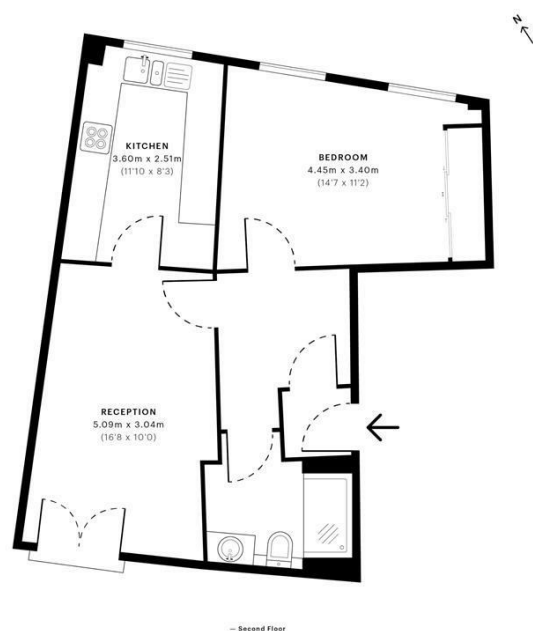
The apartment's location is superb with Farringdon Underground and Mainline station within a five-minute walk and numerous bus routes on your doorstep providing quick and easy access to The West End and Kings Cross.

Available 1st August 2025 on a furnished basis.

# 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  
Excludes swimming pools, covered terraces  
45.42 sqm / 488.90 sqft

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

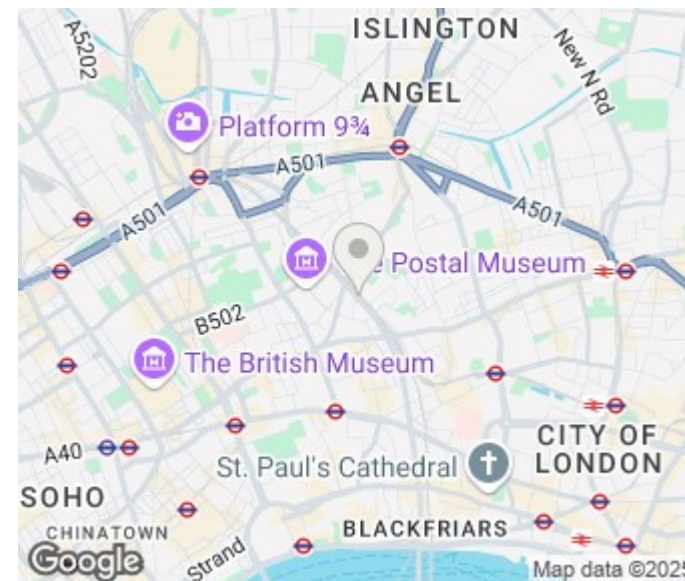
RESTRICTED HEAD HEIGHT  
Controlled use area under 1.5m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots 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 room lengths and widths are the maximum points of measurements captured in the scan.

IPWS RESIDENTIAL: 48.45 sqm / 521.51 sqft  
IPWS AC RESIDENTIAL: 46.36 sqm / 499.57 sqft

SPCS ID: 62064052543b60558b2a2f



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(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

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

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

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