



Cavendish Mansions Clerkenwell Road London EC1R

Welcome to

Cavendish Mansions Clerkenwell Road, London

Recently coming to prominence as Midtown, the area linking Fitzrovia, Clerkenwell, Bloomsbury, Covent Garden & High Holborn provides an exciting range of residential property from character period houses and conversions to iconic modern blocks.

With your Central London home close to Holborn and with easy access to Theatreland, Kingsway & Lincoln's Inn, you will be ideally placed to get around the area. Whether for work or leisure, this is the perfect location from which to reach an outstanding range of shopping, entertainment and eateries, including World-Renowned shopping areas such as Oxford Street and Bond Street, Cinema, Theatre and Opera around Leicester Square, Drury Lane and Shaftsbury Avenue and the famous eateries of Covent Garden, Soho and Chinatown, whilst Bloomsbury to the North has been a fashionable part of London for over 250 years, and contains some of London's finest parks as well as being well known for numerous Health-Care institutions, including the BMA, GOSH, UCL and the National Hospital for Neurology and Neurosurgery, this sought-after residential area is also home to the British Museum, British Library and the University of London's central bodies and departments.

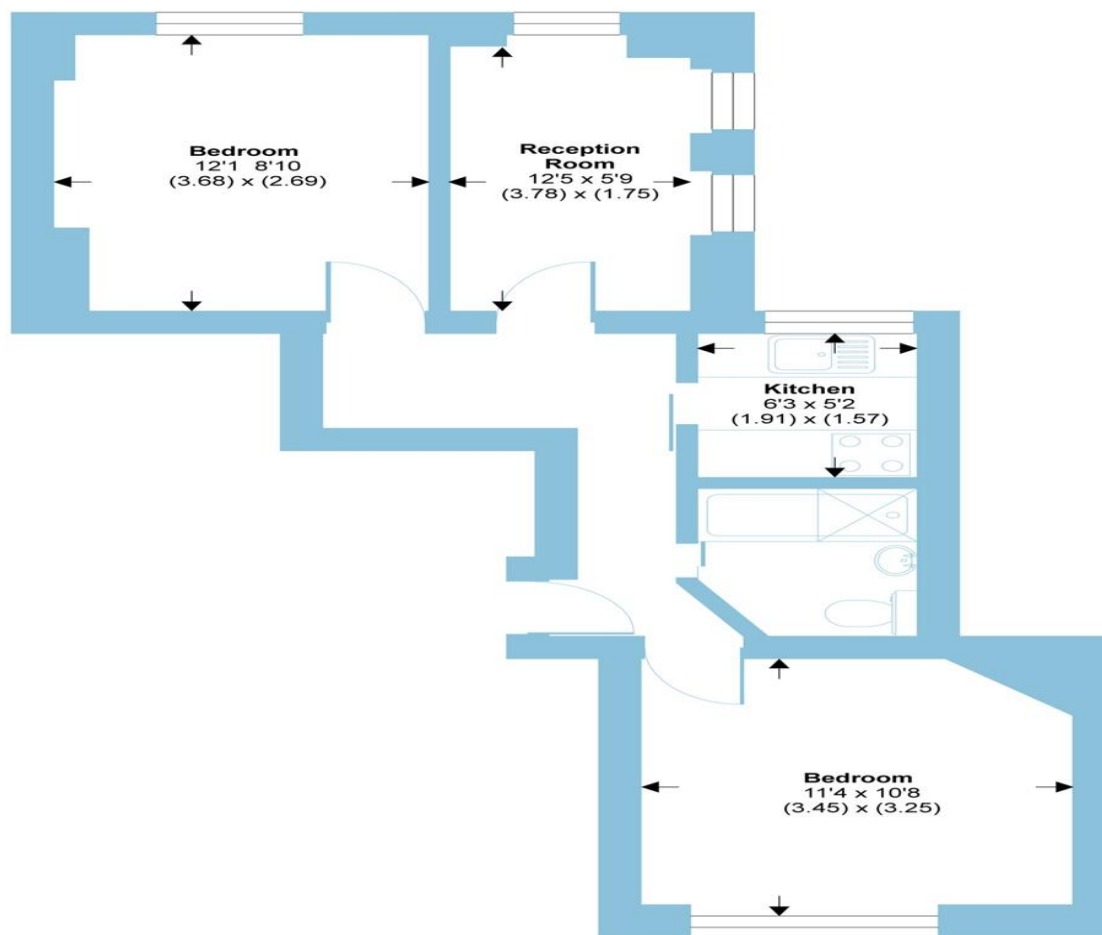
Easy access is afforded across London with the superb network of buses. The Piccadilly & Central Line Underground are both available from Holborn Station, whilst Kings Cross, St Pancras and Charing Cross Stations are less than a mile away and provide links to the rest of the UK and Europe.



Cavendish Mansions, Clerkenwell Road, London, EC1

Approximate Area = 438 sq ft / 40.7 sq m

For identification only - Not to scale



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Barnard Marcus. REF: 729324



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Welcome to

**Cavendish Mansions Clerkenwell Road,
London**

- A well-presented two bedroom apartment
- Long Leasehold circa 180 years remaining
- Two bedrooms
- Of interest to owner occupiers and investors

Tenure: Leasehold EPC Rating: C

guide price

£495,000



Please note the marker reflects the
postcode not the actual property

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
KWY103509 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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