

Frank Harris & Co.



Farringdon Road, Farringdon, EC1M

£1,295,000

A spacious, top floor, three bedroom apartment located in Clerkenwell, in excess of 1,400 sqft. A central feature of this property is the large open plan living space which incorporates the turret at the front of the building.



Leading off a spacious hallway are three double bedrooms, two bathrooms, a separate kitchen with integrated appliances and a dual aspect reception room. The property benefits from a long lease and daytime concierge. The building has recently undergone complete renovation of the common areas and roof works which have been paid for from the reserve fund.

The regeneration of the immediate area over the next few years will include the Museum of London relocating in 2025 and large areas being transformed with retail and leisure.

Clerkenwell is renowned for the quality and variety of its bars and restaurants. There is a thriving specialist coffee scene, and in addition to a Waitrose and numerous supermarkets, just steps away there is a good range of artisan food and wine purveyors within a few minutes' walk. Filled with narrow streets, cobbled alleyways and secret squares, Clerkenwell boasts a wealth of green space. Exmouth Market, St Paul's and the City are a short walk away. Nearby Farringdon station (Circle, Metropolitan and Hammersmith & City lines and National Rail) provides quick access to the West End and London's major airports. With the addition of the Elizabeth Line, Farringdon station connects with Thameslink and the London Underground to provide links with outer London, the home counties, the City, Canary Wharf (in approximately ten minutes) and direct access to three of London's five airports.

Within just a few minutes walk of Farringdon Station, with access to the Elizabeth line, Circle line, Hammersmith and City, Metropolitan and Thameslink.

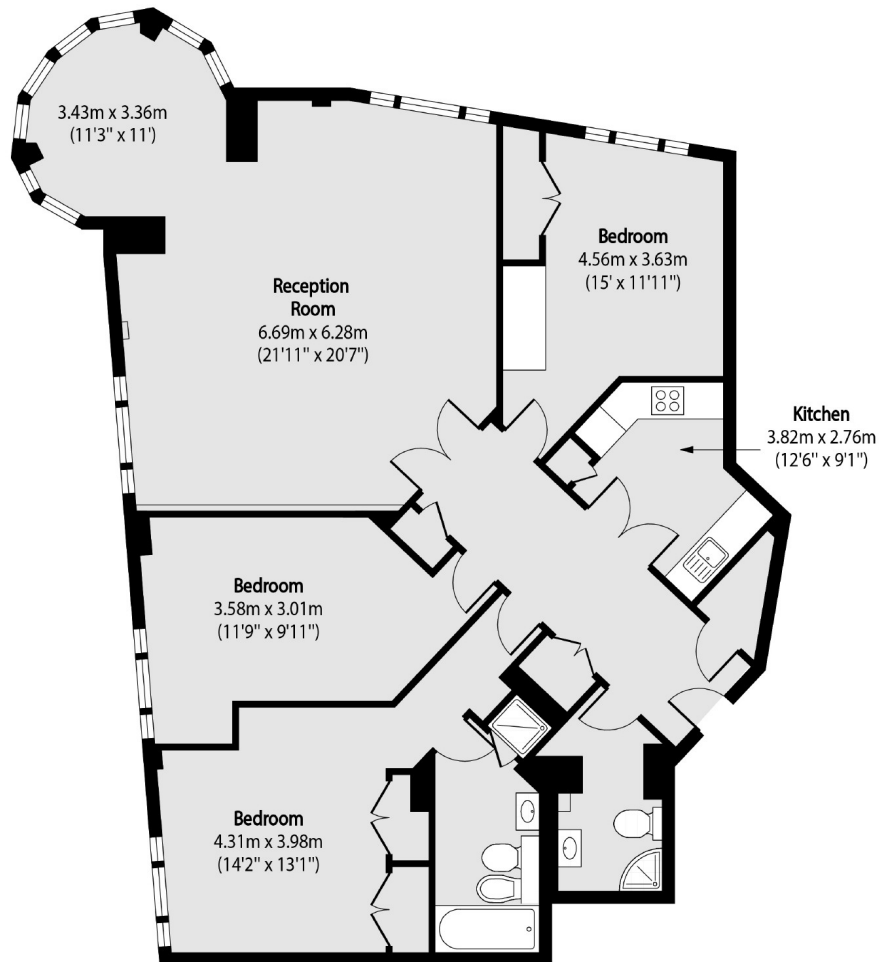
- Three Bedrooms • Top Floor • EWS1 Compliant •
 - Long Lease • Minutes from Elizabeth Line • No Onward Chain •
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Total area (approx): 131.09 sq m (1411 sq. ft)

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Energy Rating: C. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

