

# Frank Harris & Co.



## John Trundle Court, EC2Y

£460,000

A large style studio (type F2A) which is in need of a little updating. Situated on the 3rd floor with views east overlooking the landscaped gardens and views of the Gherkin and beyond. The main studio room has a wall of fitted wardrobes which houses the water tank and fuse box with fitted shelving and hanging space. The bathroom was replaced and re-tiled. Extended lease.

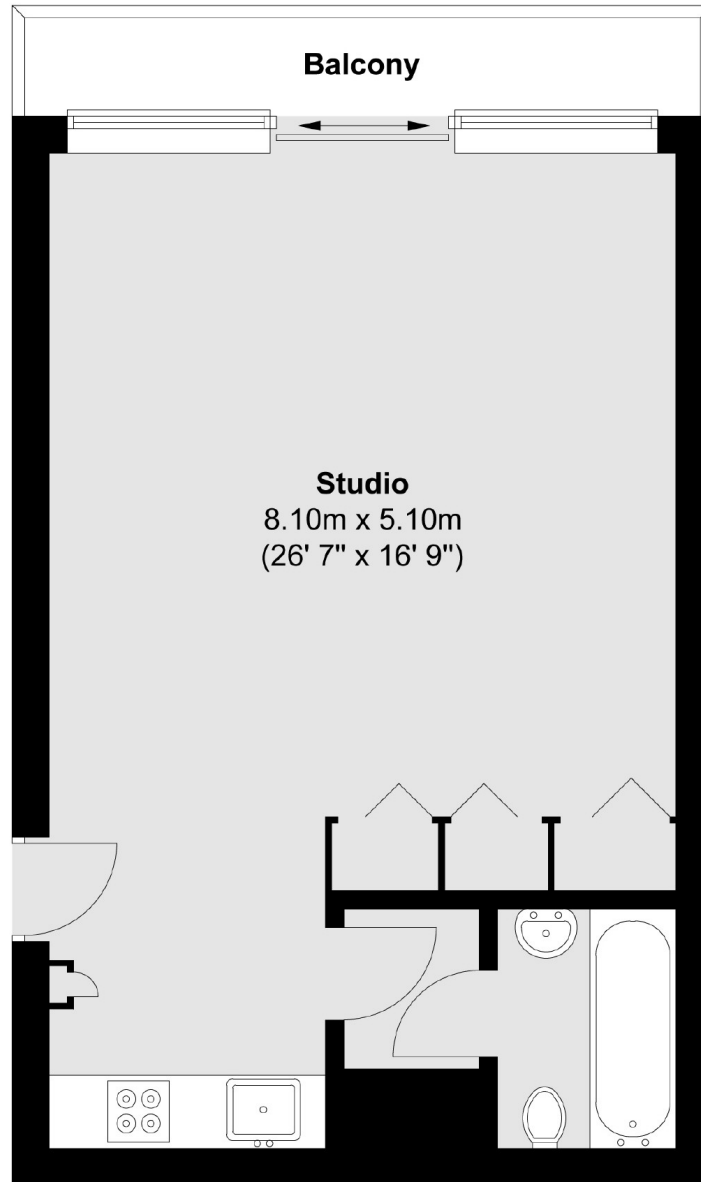
Situated a short walk away from both Barbican and Farringdon stations with access to the Elizabeth line. Clerkenwell is also nearby with an array of local amenities including restaurants and bars.

- Studio Flat • Type F2A • Third Floor •
- Extended Lease • East Aspect • No Onward Chain •

# Frank Harris

— & Co. —

## Third Floor



Total area (approx.) : 41.8 sq. m (450 sq. ft)  
Total balcony area (approx.) : 4.4 sq. m (47 sq. ft)

Frank Harris & Co. Barbican and City  
87 Long Lane, London,  
EC1A 9ET  
020 7600 7000  
[citysales@frankharris.co.uk](mailto:citysales@frankharris.co.uk)

Energy Rating: . 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.

