

Frank Harris

— & Co. —



Tompion House, Percival Street, EC1V

£525,000

A well-presented and refurbished two double bedroom flat situated on the third floor of a purpose-built block of flats.



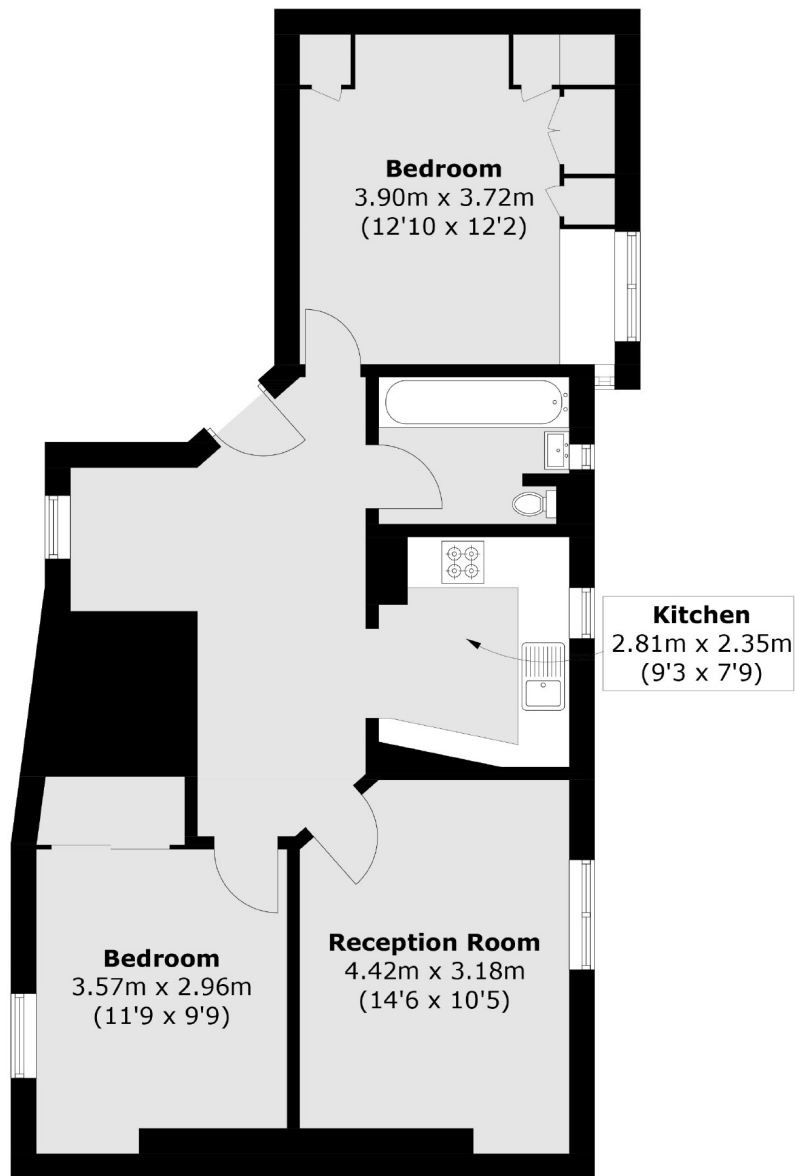
With approximately 740 sq feet of internal space, this property offers a wonderful opportunity for a buy-to-let investor or first-time buyer to acquire a two-bed flat in a fantastic location. The flat benefits from two double bedrooms, a spacious living room and separate kitchen which has been tastefully modernised. The principal bedroom features newly fitted cupboards, with the family bathroom also having been recently renovated. Each of the rooms branch off of the spacious hallway, which currently doubles as a dining area.

Situated a short walk from the heart of Clerkenwell, this location presents easy access to a number of local amenities and green spaces such as St Luke's Garden, Ironmonger Row Baths, Finsbury Leisure Centre and King's Square Gardens. Nearby transport links include local bus routes, Angel tube station and Old Street tube station, with Farringdon Station a 10 minute walk away.

- Recently Refurbished • Wooden Flooring • No Onward Chain •
- Convenient Transport Links • West Facing Lounge • Low Service Charge •



Frank Harris & Co.



Total area (approx.): 68.9 sq. m (741.6 sq. ft)

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

Energy Rating: D. 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.

