



PCM

£2,000 PCM

Farringdon Road

London, EC1R 3AL

Located in a popular central location on Farringdon Road is this 1st floor 1 double bedroom apartment with private terrace.

The property is spread over approximately 41 square meters and is in good decorative order throughout. The property features a open plan kitchen with integrated appliances, reception room with space for dining and seating area with double doors leading onto a large private terrace. There is a good sized double bedroom and modern fitted kitchen.

The central London neighbourhoods of Clerkenwell and Farringdon are smart and vibrant, with easy access to the rest of the capital city. Clerkenwell has much to offer residents, including a variety of shops, theatres, pubs, restaurants and coffee shops.

In recent years, there has been much residential development in the area, making Farringdon very appealing to commuters. While the neighbourhood has its roots in the 12th century, in recent years it has experienced a resurgence as one of London's most popular places to live and work. Clerkenwell properties are modern and stylish with lots of character. A boost from Crossrail has provided an excellent investment opportunity for property in the Farringdon area, giving rise to a number of industrial warehouse conversions and new developments near Farringdon Station.

Notable areas of interest include Smithfield Meat Market and adjacent highly-rated restaurants, the food outlets and eateries on Charterhouse Street, the Sadlers Wells Complex that's world-renowned for dance, The Royal Shakespeare Company based in the Barbican Arts Centre, The Charles Dickens Museum, and leading nightlife hotspots including Fabric nightclub.

Excellent underground travel connections from Barbican tube and Farringdon Street secure easy journeys toward the West End or east to Tower of London and Liverpool Street. Bank Station (DLR rail and Central, Northern, District, Circle and Waterloo & City lines) is a key travel and transport interchange serving the heart of the City. Journeys to Canary Wharf via DLR take only 12 minutes.

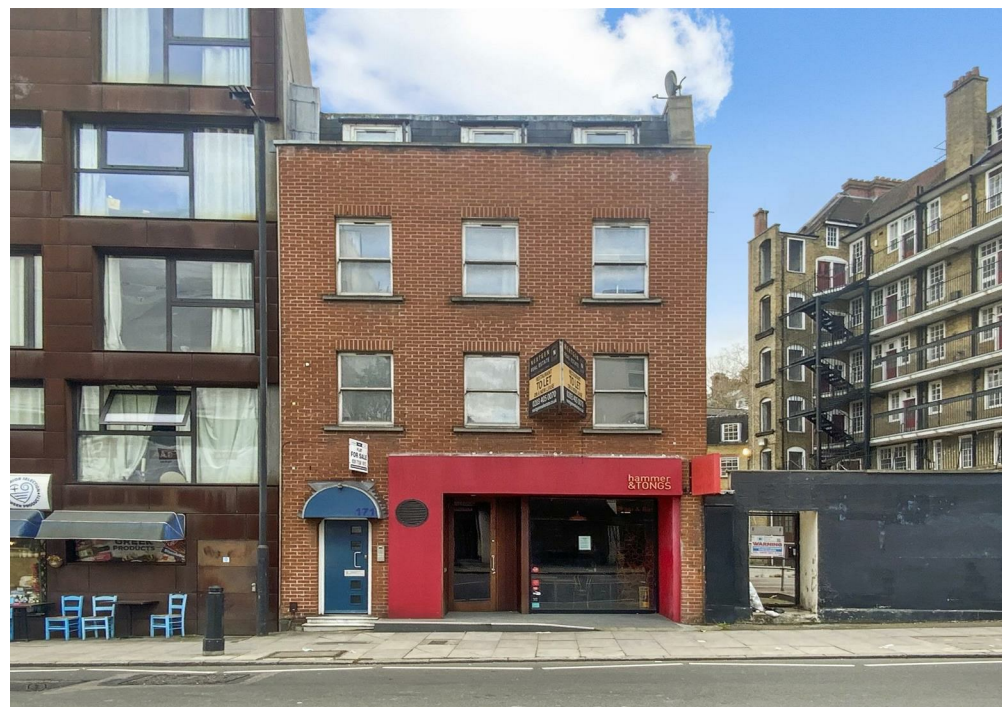
Part furnished (subject to offer)

12 month AST: breakclause subject to offer

5 weeks deposit: £2307

Council tax: Band D

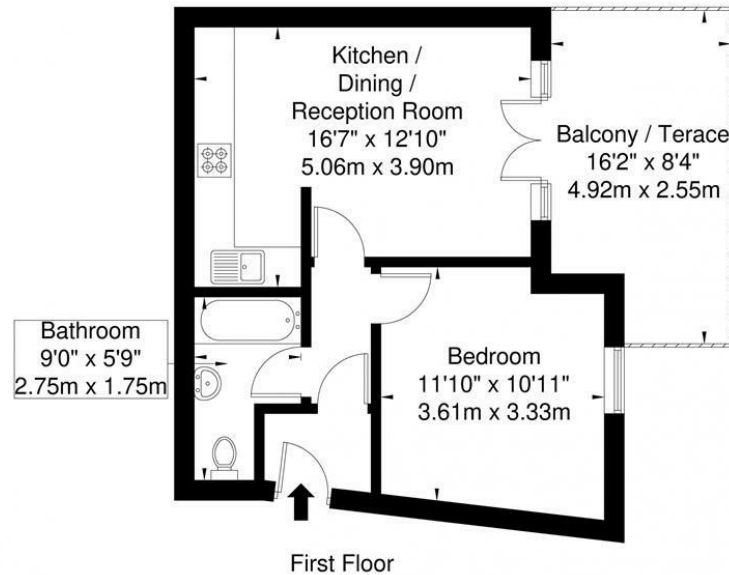
Available 1st May





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Approx. Gross Internal Area = 40.1 sq m / 431 sq ft



Ref

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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

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