



CLIFFORDS INN, LONDON, EC4A 1BY

Asking Price £295,000

Studio Apartment | 1 Bathrooms | For Sale

Property Features

- Studio Apartment
- Fitted Kitchen
- Laundry Room
- Security Entry
- Eighth Floor
- Bathroom
- 24 Hour Porter
- Close to Temple

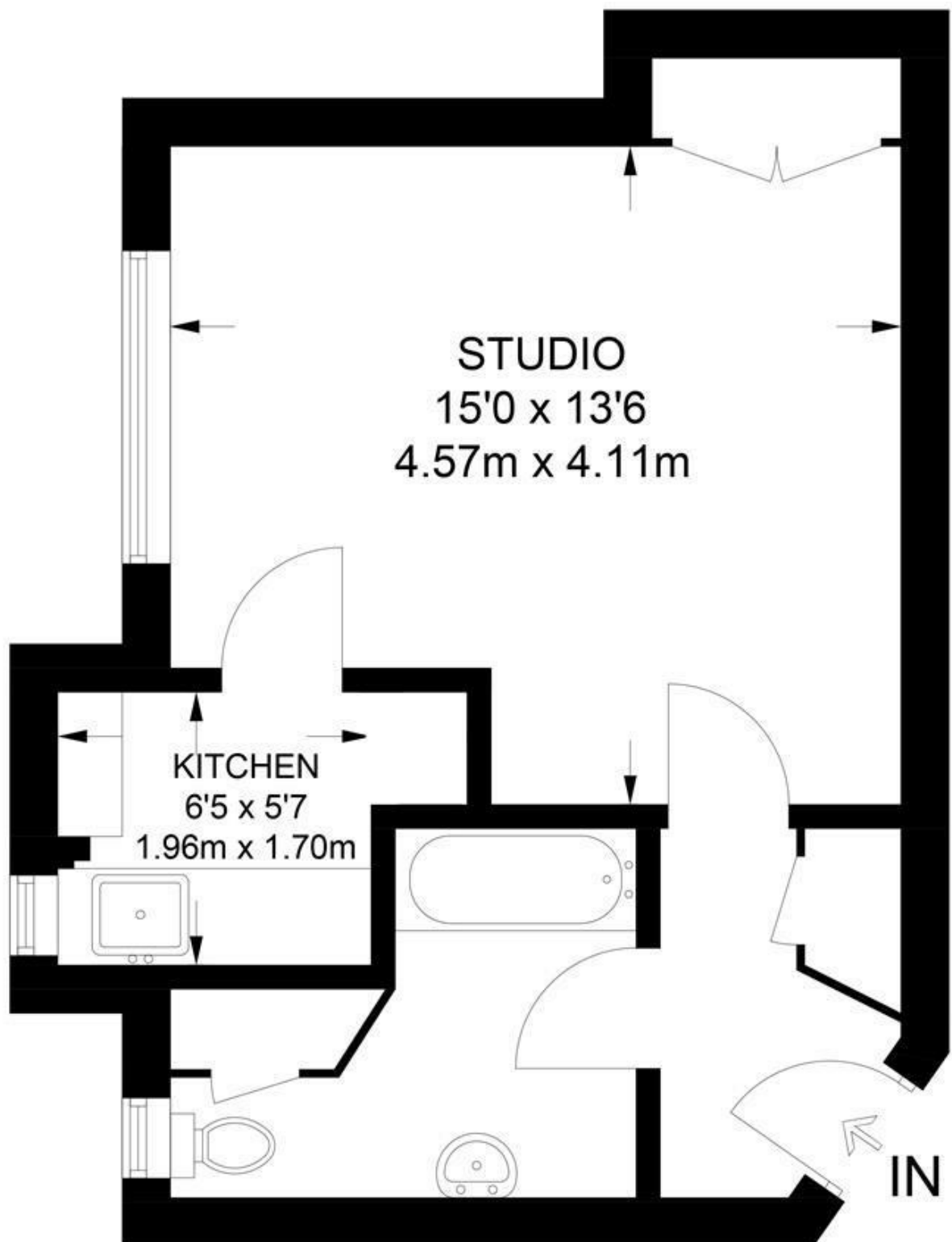
Situated on the Eighth floor of CLIFFORDS INN on Fetter Lane is this very bright and well presented STUDIO apartment. This flat also boasts great views of the Shard from the living room window. The property offers entrance hall, studio room, small fitted kitchen and bathroom. Other key features of this property include 24 hour concierge, close to FLEET STREET and a short walk to Chancery Lane Underground Station and Covent Garden.

This property would make an excellent rental investment.

This property is well placed for COVENT GARDEN and KINGS CROSS and is within easy walking distance of Farringdon where the new Elizabeth Line station which is now open. Cliffords Inn is situated close to Fleet Street, St PAUL'S (Central Line) and FARRINGDON. Within walking distance are Waitrose, Marks & Spencer and Tesco. Also within easy reach are St. Pauls' Cathedral, The River, South Bank, Tate Modern, and the One New Change Shopping Complex with sixty shops, restaurants and bars.

Lease: 54 Years Remaining Service Charge: £2000 per annum approximately Ground Rent £112.50
Council Tax Band D: £1,217.89 (25% discount for single occupancy)

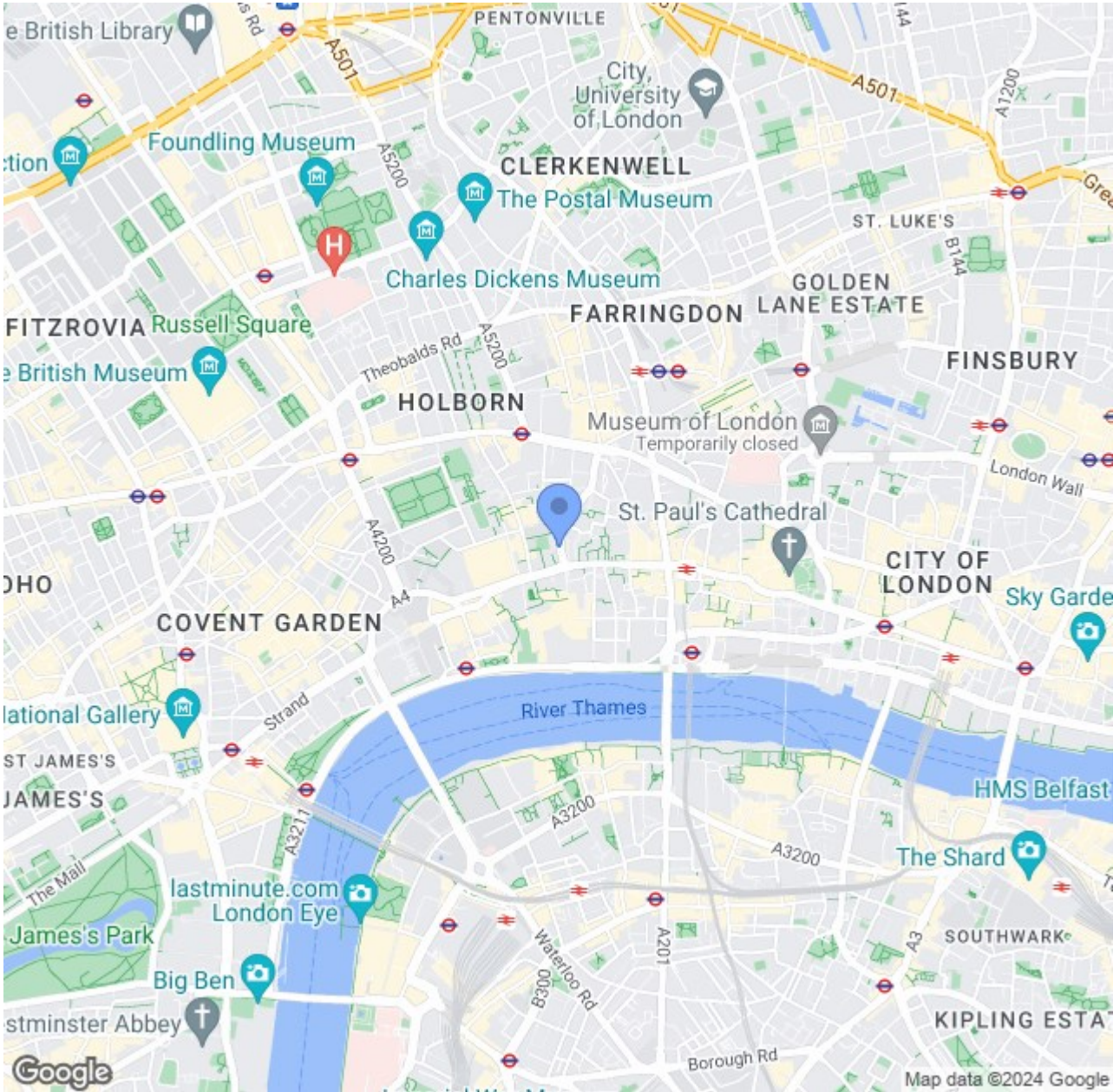




EIGHTH FLOOR

APPROXIMATE GROSS INTERNAL AREA
340 SQ FT / 31.6 SQ M

This plan has been drawn for illustrative and identification purposes only.



CONTACT US ABOUT THIS PROPERTY

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	