



NATHAN K  
REAL ESTATE  
#NO1PROPERTYFINDER



## 11-12 West Smithfield, London, EC1A 9JR

Guide price £475,000



A beautifully presented one bedroom apartment situated on the first floor of this impressive period property. Accommodation comprises; double bedroom with built in wardrobes, large south facing living room which leads onto a fully fitted kitchen and a modern bathroom.

West Smithfield is located in The City of London, close to the amenities of Clerkenwell, Farringdon and St Pauls with a plethora of restaurants, bars and transport options. The closest stations are Farringdon and Barbican, with the Farringdon Cross Rail station being a 3 minute walk (source: Google Maps) offering excellent access to the West End and Canary Wharf. St Pauls Station is also close by.

Smithfield Meat Market shuttered since November 2022, the historic market site will soon come back to life. By 2025, Smithfield's 1960s Poultry Market and annex will reopen as the home of the Museum of London, while its elaborate Victorian Central Market will subsequently relaunch as a combined food hall/conference center/co-working space, in a redesign led by Studio Egret West.

- Period Property
- Moments From Farringdon Station
- One Bedroom
- High Ceilings
- Long Lease
- Chain Free
- Wooden Floors Throughout

