



PER MONTH

**£3,600 Per Month**

**Farringdon Road**

London, EC1M 3LL

The property is spread over 1145 square feet and features a bright and spacious reception room with seating area and well as dining area, access to private balcony and contemporary fitted open plan kitchen with integrated appliances including dishwasher and wine cooler. There is also a cleaner included every 2 weeks.

There are 3 double bedrooms, the master which benefits from a large built in wardrobe area, space for a desk and en-suite equip with shower cubical.

The is a modern fitted family bathroom and ample storage space.

There is also the added bonus of the property coming with a cleaner who attends every 2 weeks (included within monthly rent).

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 bus and 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 minute.

Maximum 2 occupants

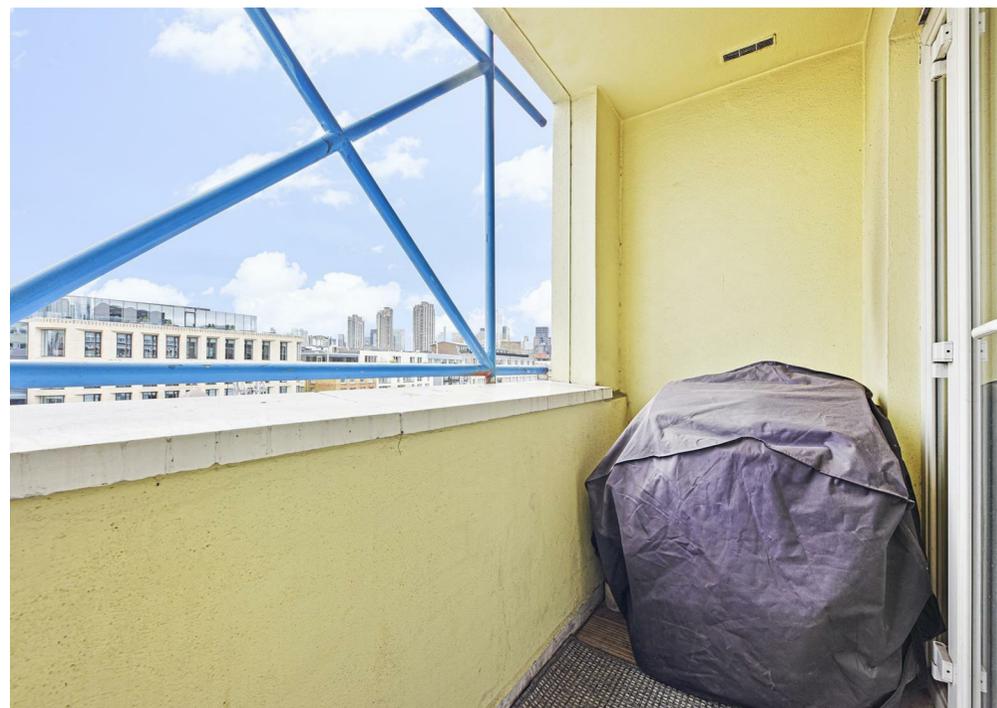
5 weeks deposit: £4153

12 month contract: breakclause subject to offer

Council tax: Band G

Furnished including appliances plus big screen

Available now



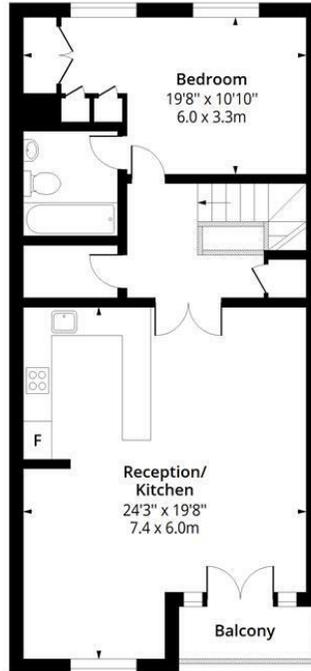


# Farringdon Road , EC1M

Approx. Gross Internal Area 1145 Sq Ft - 106.37 Sq M  
 Approx. Gross Balcony Area 34 Sq Ft - 3.16 Sq M



**Third Floor**  
 Floor Area 318 Sq Ft - 29.54 Sq M



**Fourth Floor**  
 Floor Area 827 Sq Ft - 76.83 Sq M

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.  
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