



# Cliffords Inn

Fetter Lane, EC4A

Asking Price £750,000

Situated on the sixth floor of Clifford's Inn purpose built block next to the Royal Court of Justice, this well-proportioned two-bedroom apartment of approximately 580 sq ft offers an exceptional opportunity to live in one of the City's most characterful residential buildings.

The flat benefits from its elevated sixth-floor position within the building, providing a peaceful retreat above the vibrant streets of central London. The apartment offers comfortable and efficient living space ideally suited for professionals, academics, or those seeking a well-located City residence.

**CHESTERTONS**



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The location is particularly attractive for those connected with London's legal and academic institutions. The property sits within easy walking distance of the barristers' chambers of the Inner Temple, Middle Temple, Gray's Inn, and Lincoln's Inn, as well as the London School of Economics and Political Science and King's College London nearby.



Positioned between the City's financial district and the West End theatre district, Clifford's Inn enjoys a highly convenient setting. Residents can easily walk to Covent Garden, Fleet Street, Lincoln's Inn Fields, and the Square Mile, while excellent transport connections via Chancery Lane Underground Station and Temple Underground Station provide fast access across London.

Combining historic surroundings, central convenience, and practical living space, the flat represents a rare opportunity to acquire a home within one of London's most historic legal quarters.

**Tenure:** Leasehold 146 years  
**Service Charge:** £4,700 per year  
**Ground Rent:** TBC  
**Local Authority:** City of London  
**Council Tax Band:** F

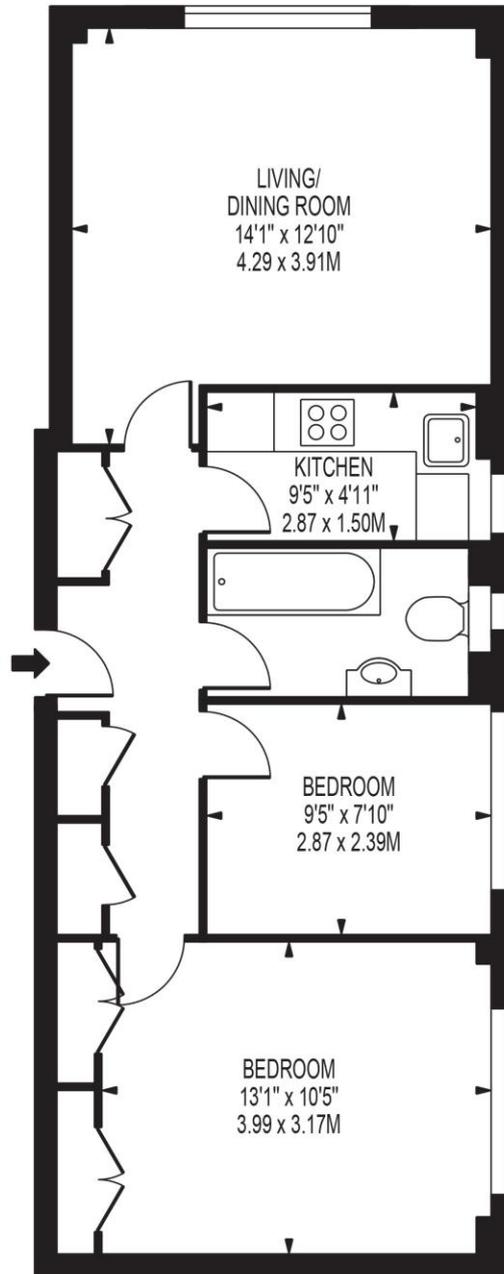
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	47 E	
21-38	F		
1-20	G		

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# CLIFFORD'S INN

APPROXIMATE GROSS INTERNAL FLOOR AREA: 580 SQ FT - 53.88 SQ M



## SIXTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

