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London Property Professionals









Lloyds Row, EC1R

£600,000

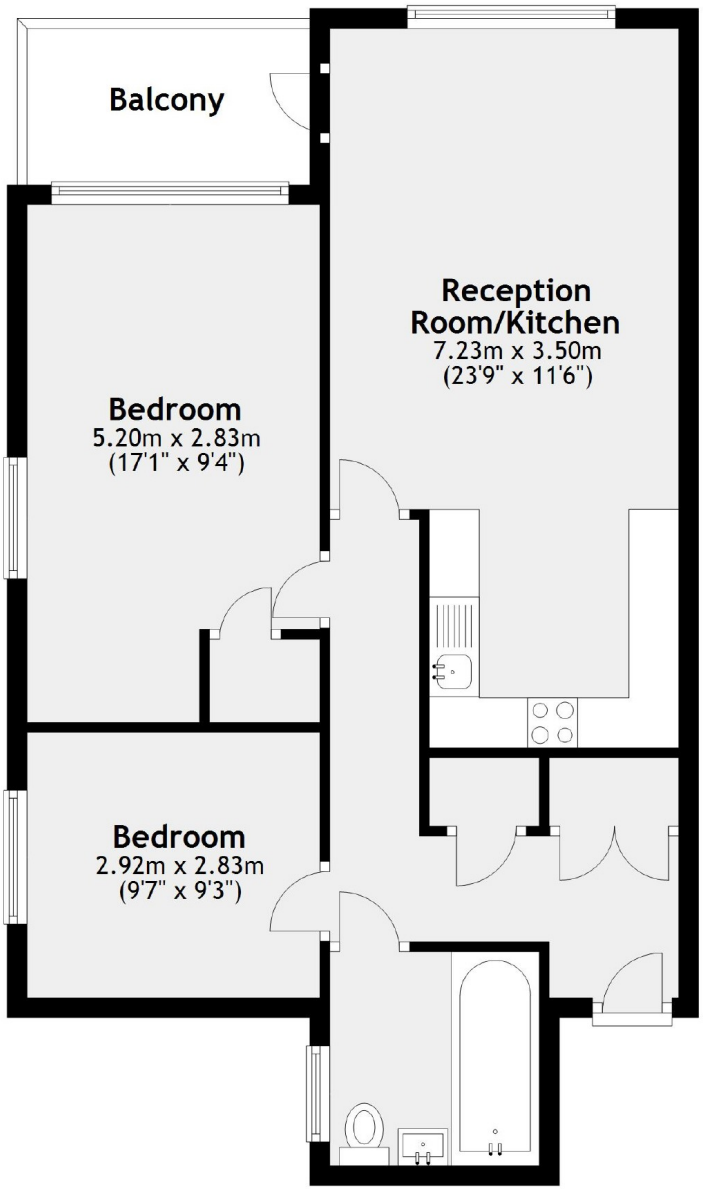
A well proportioned two-bedroom flat on the sixth floor of a modern development with lift access, ideally located to enjoy Clerkenwell and Angel. Its south-east facing aspect provides abundant natural light, while the open-plan kitchen/reception room features fully integrated appliances and opens onto a private balcony with expansive views of the Shard, St Paul's Cathedral and the City skyline.

Exmouth Market cafes and restaurants, Upper Street shops and Regent's Canal are all within walking distance. The flat falls within the catchment area of an Outstanding school, with nearby Spa Fields park adding to its appeal for families. Numerous bus routes and nearby Angel and Farringdon stations provide excellent connections to the City, East End and West End, with direct services from Farringdon to Heathrow via the Elizabeth line and Gatwick via Thameslink. King's Cross and St Pancras are also within easy reach.

Features

Two Double Bedrooms
Modern Interior
Lift Access
Private Balcony
Views of The Shard
Open Plan

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London, EC1R



Main area: Approx. 61.8 sq. metres (665.3 sq. feet)
Plus balconies, approx. 4.5 sq. metres (47.9 sq. feet)

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Islington
76 Upper Street
Islington
London

Sales
020 7483 6373

Energy Rating: C. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

RICS Regulated Estate Agent and Letting Agent

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