

Clerkenwell Road, EC1M 5PY

£3,000 per calendar month | Furnished



Clerkenwell Road

A well-appointed third-floor apartment set within an established purpose-built development in the heart of Clerkenwell, offered fully furnished on an assured periodic tenancy. The apartment extends to approximately 580 sq ft (53.88 sq m) and is set back from Clerkenwell Road, benefitting from a lift and on-site concierge.

The open-plan kitchen, dining and reception room measures 19'11" x 16'5" and opens directly onto a private terrace, offering a quieter outlook away from the street. The space accommodates both living and dining arrangements with ease, and flows naturally into a fully integrated kitchen fitted with a recently installed induction hob, oven, fridge/freezer, dishwasher, washing machine and microwave.

The double bedroom measures 12'3" x 11'8" and benefits from generous built-in storage. A well-proportioned bathroom completes the accommodation.

The apartment has been thoughtfully furnished throughout, with a new double bed, sofa, work-from-home desk, wardrobes and a fully equipped kitchen, allowing an incoming tenant to move in seamlessly. Presentation is neutral and considered.

The development sits moments from Farringdon, with the Elizabeth Line offering rapid access across central London, and the amenities of Clerkenwell, Farringdon and the Barbican all within easy walking distance.

Available immediately.





Key Features

One bedroom	One bathroom
Open-plan reception	Integrated kitchen
Private terrace	Third floor
580 sq ft	EPC B

Location

Clerkenwell Road sits at the meeting point of Clerkenwell and the City, in one of London's most characterful and connected neighbourhoods.

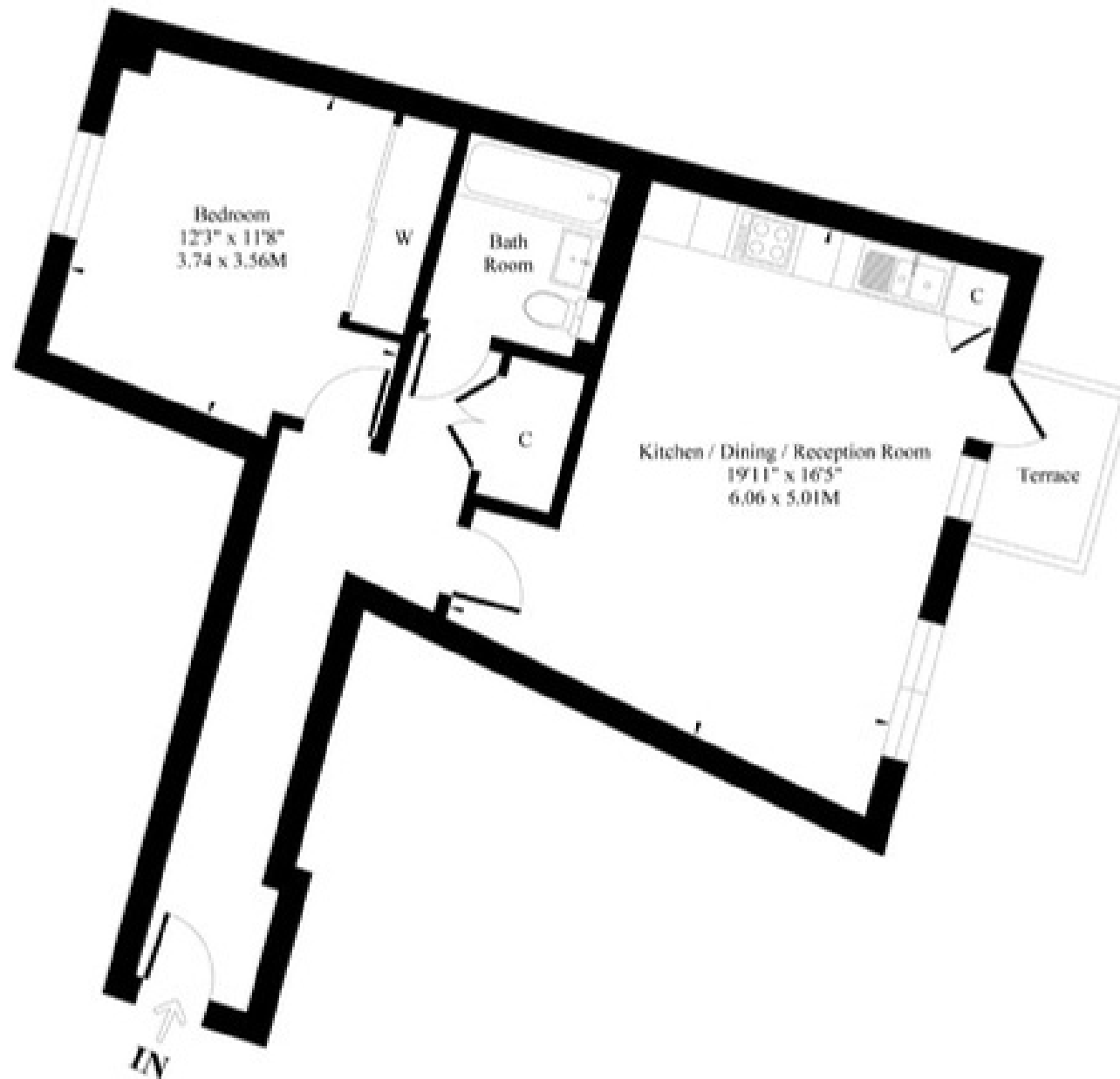
The Elizabeth Line at Farringdon is moments from the door, offering rapid access to Bond Street, Paddington, Canary Wharf and Heathrow. Farringdon also serves Thameslink and the Circle, Hammersmith and City, and Metropolitan lines. Barbican is within easy walking distance for further Underground connections.

Clerkenwell offers one of London's richest concentrations of independent restaurants, bars and design studios. St John, Sessions Arts Club, Moro, Luca and Quality Chop House are all close by, alongside a wealth of independent shops and galleries along Exmouth Market. The Barbican Centre and Sadler's Wells are within easy reach for arts, cinema and performance.

Day-to-day shopping is well served by Waitrose on Whitecross Street and the independent food traders of Exmouth Market and Leather Lane. Postman's Park, Spa Fields and the gardens of Charterhouse Square all lie within walking distance.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floorplan



Third Floor

Gross internal area: approximately 580sq ft (53.88 sq m). EPC rating B (82).
Measurements are approximate. Not to scale.



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Personally placed.

These particulars are intended as a guide and must not be relied upon as statements of fact.