



MASONS YARD, LONDON, EC1V

2 BED APARTMENT

£3,000

Available in SEPTEMBER

Ideal for City University - Campus situated across the Road

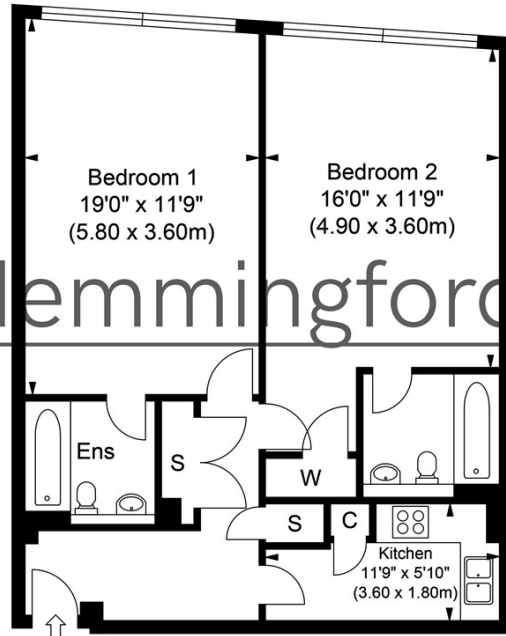
A large bright and airy two double bedroom, two bathroom apartment set in a modern gated redevelopment close to Goswell Road in Clerkenwell.

Half way between Angel and Old Street Underground stations and near to Saddlers Wells Theatre, this comfortable two bedroom apartment is larger than most in the building.

An entrance lobby leads to the modern fitted kitchen and the two large rooms each with its own en suite.

Hemmingfords

Masons Yard, EC1V
 Approximate Gross Internal Area
 708.58 sq ft / 65.83 sq m



Hemmingfords

First Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
 ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION



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

Hemmingfords Lettings
 34 Upper Street
 London
 N1 0PN

020 3890 7470
 info@hemmingfords.co.uk
 www.hemmingfords.co.uk

Hemmingfords