



Nigel Building
Bourne Estate, EC1N

CHESTERTONS





Tucked within the handsome red-brick facades of the Bourne Estate, this characterful duplex apartment offers a rare chance to put down roots in one of London's most storied corners. Climbing the four flights to reach your own front door is part of the charm — a small ritual that makes coming home feel like arriving somewhere truly yours, away from the noise of the street below.

Inside, the duplex layout unfolds across 573 sq ft with a real sense of separation between living and sleeping space, ideal for anyone who craves a proper one-bedroom home rather than a compact box. Light and quiet settle over the rooms, a welcome contrast to the buzz of the city just beyond your doorstep.

Step outside and you'll find the Estate's communal gardens — peaceful pocket amid the brick and stone, perfect for a morning coffee or a moment's pause between meetings.

The location is, quite simply, unbeatable. Chancery Lane and Farringdon stations are both within easy reach, putting the City, the West End, and beyond just minutes away, while the independent cafes, bars, and courtyards of Clerkenwell are practically on your doorstep. Few addresses offer this blend of period character, community feel, and sheer connectivity.

This is a home for someone who wants more than square footage — who wants a building with history, and a postcode that puts all of London within reach.

Asking Price £500,000

Energy Efficiency Rating		
Not energy efficient - higher running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
41-45 F		
35-39 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Tenure: Leasehold 114 years 7 months
Service Charge: £1,530 per annum
Ground Rent: £10 per annum
Local Authority: London Borough Of Camden
Council Tax Band: C

Chestertons Covent Garden Sales

196 Shaftesbury Avenue
 London
 WC2H 8JF

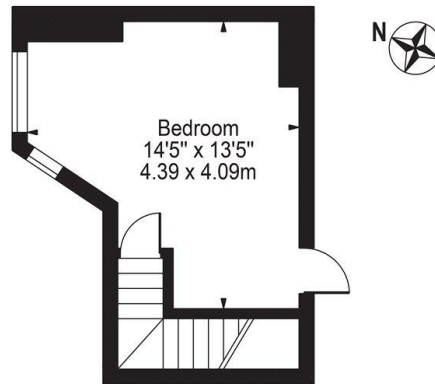
coventgarden@chestertons.co.uk

020 3040 8300

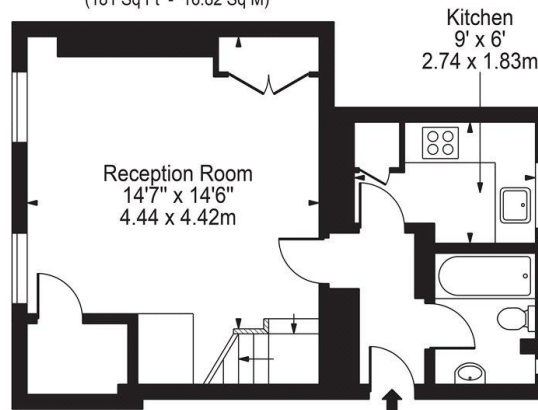
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Portpool Lane, EC1

Approx. Gross Internal Area 573 Sq Ft - 53.23 Sq M



Fifth Floor
(181 Sq Ft - 16.82 Sq M)



Fourth Floor
(392 Sq Ft - 36.42 Sq M)

For Illustration Purposes Only - Not To Scale

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