

Frank Harris & Co.



West Smithfield, City of London, EC1A

£495,000

This attractive apartment is located on the first floor of a period building in the heart of historic Smithfield. Situated at the rear of the building. Internally the flat comprises a reception room featuring wood floors and high ceilings, an open-plan modern fitted kitchen, one double bedroom also featuring high ceilings and a bathroom featuring slate floor tiles. The property is being sold chain-free by the current owners with a long lease of over 900 years.



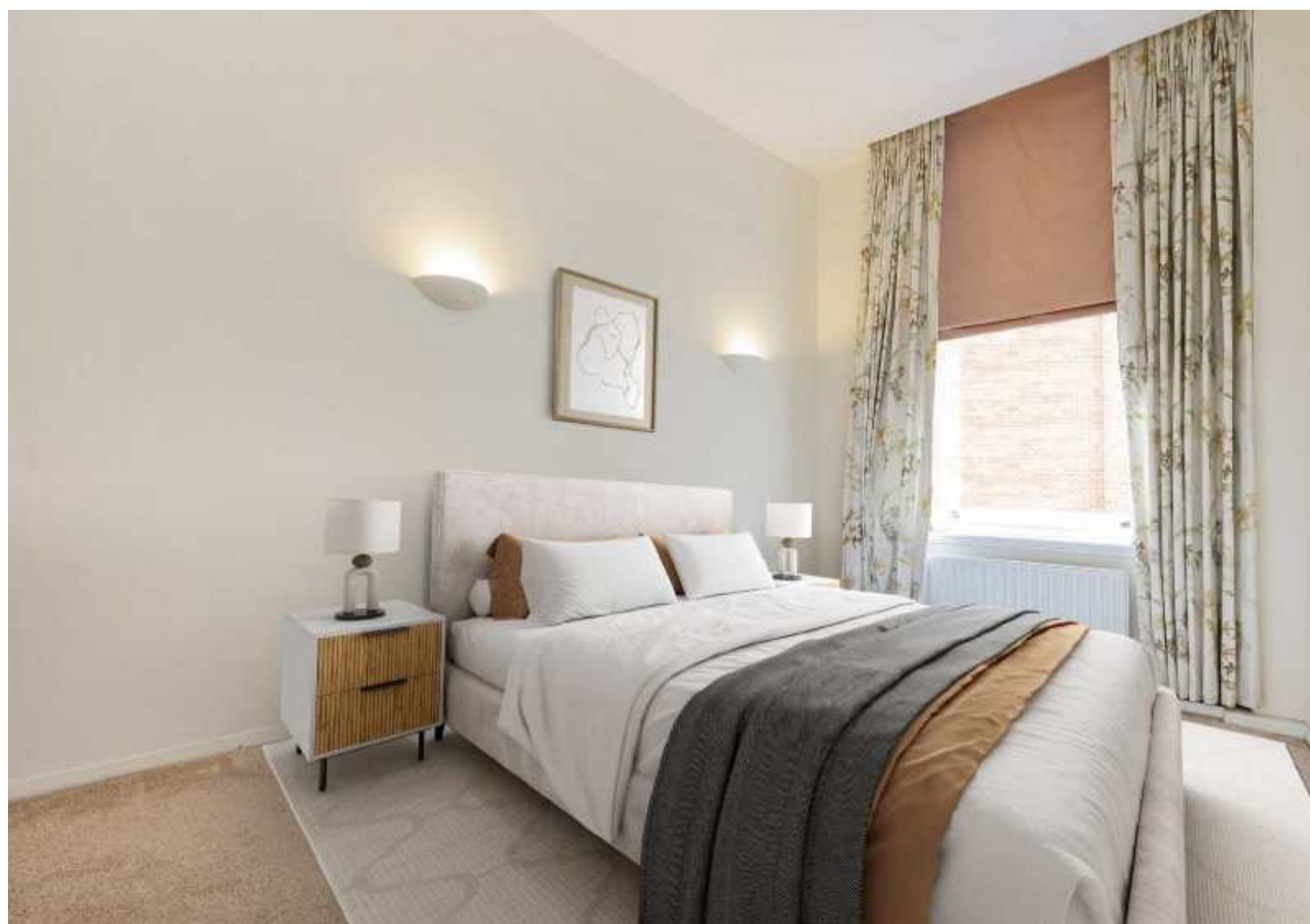
Shopping facilities nearby include a full size Waitrose, Marks & Spencer and Tesco. Also within easy reach are St. Pauls' Cathedral, One New Change Shopping Complex with a selection of shops, restaurants and bars in West Smithfield and Clerkenwell.

This fascinating area has been the setting for countless film and television productions over the years and makes for a brilliant place both to wander around and to soak up the local history.

The Museum of London is relocating to West Smithfield in late 2026 expecting to attract over 1 million visitors annually, the 900 year old Smithfield meat market will be relocating from 2028.

Transport links include the Metropolitan, Circle and Hammersmith and City Line from Barbican and Farringdon Station. The Elizabeth Line is accessible from the station on Long Lane or Farringdon where you can also access Thameslink.

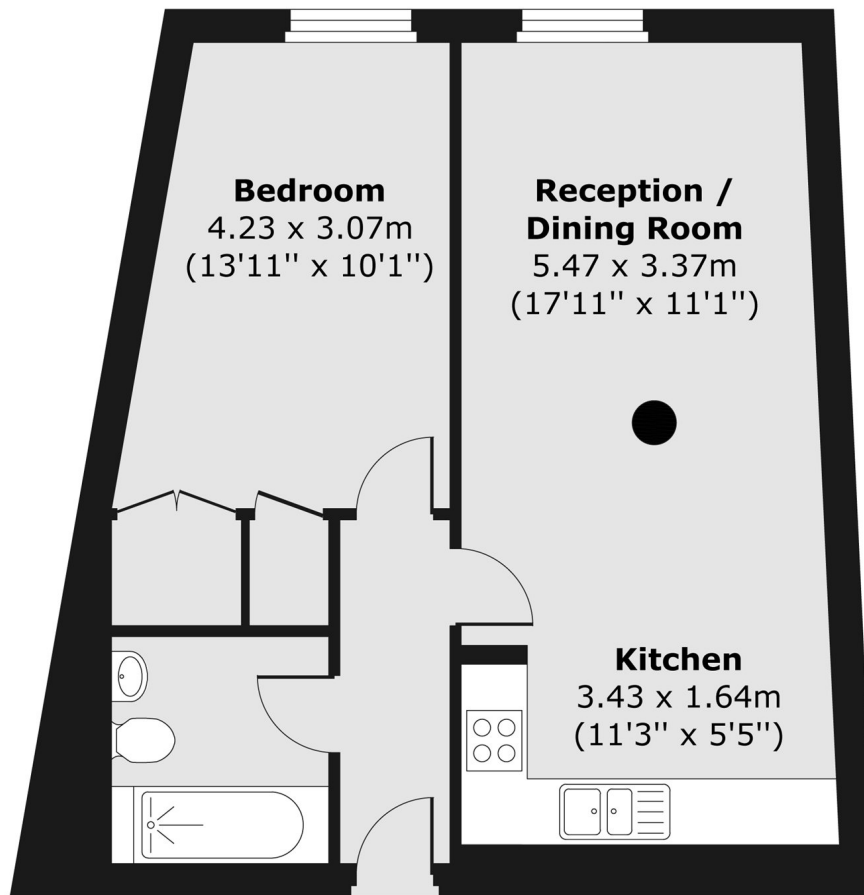
- One Bedroom • High Ceilings • Wood Floors •
 - Period Building • Long Lease • Chain Free •
-



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— & Co. —

First Floor



Total area (approx.) 45.77 sq. m (493 sq. ft)

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Energy Rating: E. 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.

