



FARRINGTON ROAD, LONDON, EC1R

1 BED APARTMENT

£2,300 PCM

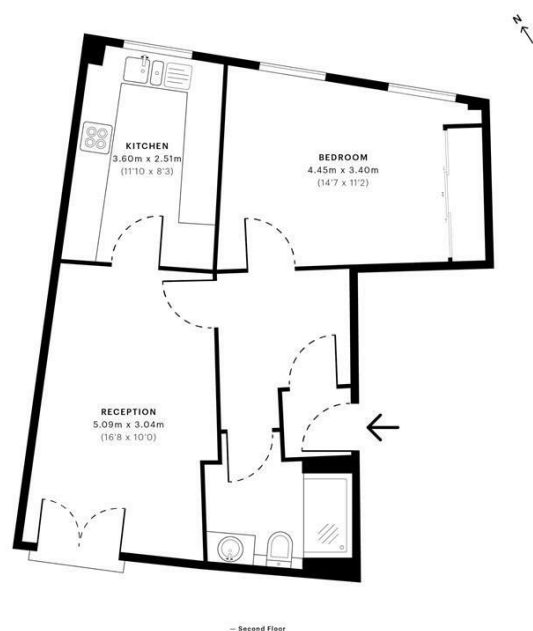
A newly decorated, one bedroom second floor apartments situated moments from Exmouth Market. The accommodation comprises a bright reception room with Juliette balcony, separate kitchen, bathroom and a good size double bedroom. Located on Farringdon Road the apartment is close to the junction of Rosebery Avenue and Exmouth Market which has a wonderful selection of independent shops, restaurants and bars and has one of the best street food markets in London.

The apartment's location is superb with Farringdon Underground and Mainline station within a five-minute walk and numerous bus routes on your doorstep providing quick and easy access to The West End and Kings Cross.

Hemmingfords

Farringdon Road, EC1R
CAPTURE DATE: 11/03/2022 LASER SCAN POINTS: 870,008

GROSS INTERNAL AREA
47.92 sqm / 515.81 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
47.92 sqm / 515.81 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Excludes swimming pools, covered terraces
45.42 sqm / 488.90 sqft

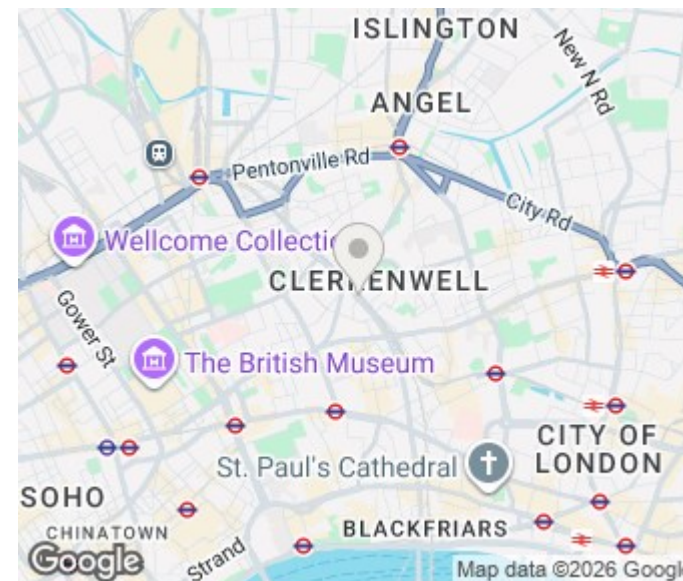
EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Controlled use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPWS RESIDENTIAL: 48.45 sqm / 521.51 sqft
IPWS AC RESIDENTIAL: 46.38 sqm / 499.57 sqft
SPEC ID: 62064052543b6b0558b2a2f



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(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

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