



### Directions

### Viewings

Viewings by arrangement only. Call 02033696888 to make an appointment.

### EPC Rating

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	
(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	



KZ105 Flat 82, Clarendon Court 43 Golden Lane, London, EC1Y 0AD

£923



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THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

# Clarendon Court 43 Golden Lane, London EC1Y 0AD

\*\*\* Please quote reference JC25051741 when contacting the office \*\*\*

Welcome to Clarendon Court, London. Spanning an impressive 941 square feet, this property offers a perfect blend of comfort and style, making it an ideal home for individuals or small families.

Upon entering, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The flat features two well-proportioned bedrooms, each designed to offer a peaceful retreat at the end of the day. With two bathrooms, convenience is at your fingertips, ensuring that morning routines and evening unwinding can be done with ease.

The layout of the flat is thoughtfully designed, maximising space and natural light, creating a bright and airy environment throughout. The location in Clarendon Court places you within easy reach of local amenities, transport links, and the vibrant culture that London has to offer.

This property is not just a flat; it is a wonderful opportunity to embrace city living in a comfortable and stylish setting. Whether you are looking to buy or rent, this flat in Clarendon Court is sure to impress. Do not miss the chance to make this delightful property your new home.



Council Tax Band: G

