

- TWO BEDROOM • FIRST FLOOR • LARGER THAN AVERAGE • PRIME LOCATION • GREAT TRANSPORT LINKS • CLOSE TO AMENITIES • AVAILABLE NOW • VIRTUAL TOUR AVAILABLE

Description

A bright and spacious flat set within a characterful period mansion block located on the popular St John Street.

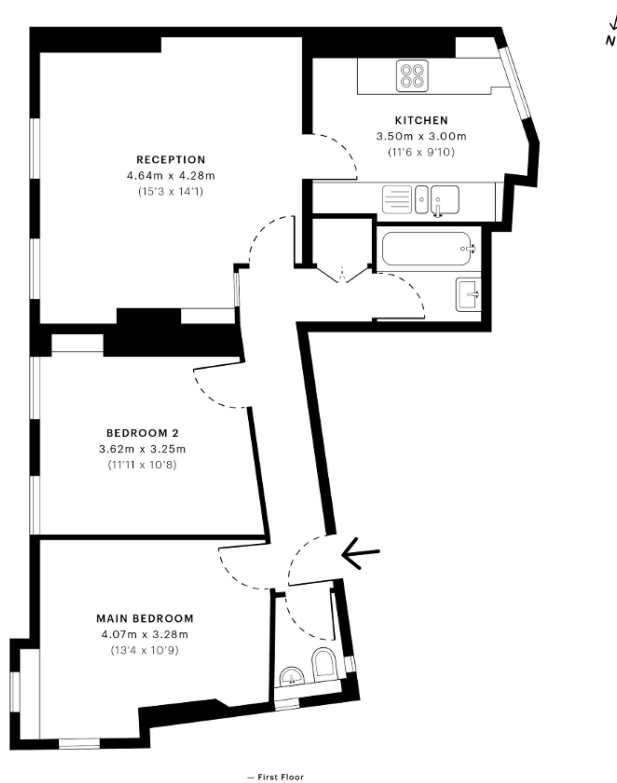
This property comprises two double bedrooms, bathroom, large kitchen and a spacious reception room.

Location

Clerkenwell offers a range of top-notch restaurants, bars, and cafes whilst Exmouth and Smithfield's Market are only a short walk away.

The nearest station is Farringdon offering access to the Circle, Metropolitan and Hammersmith and City lines and National Rail services accessing Luton and Gatwick Airport. The highly anticipated Elizabeth line will provide speedy access to Heathrow Airport.





GROSS INTERNAL AREA (GIA)
The footprint of the property
65.39 sqm / 703.85 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
59.49 sqm / 640.35 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.8 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots 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.

IPMS 3B RESIDENTIAL 64.82 sqm / 697.72 sqft
IPMS 3C RESIDENTIAL 60.43 sqm / 650.46 sqft

SPEC ID: 51cf0f8ee8fc320dd7365450

