



# Cock Lane, Farringdon, EC1A

Asking Price: £535,000

Benham  
& Reeves

# Cock Lane, Farringdon, EC1A

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

\*Guide price of £535,000-£550,000

A beautifully presented and recently refurbished one bedroom apartment in the heart of the City of London. This modern and spacious one apartment spanning an approximate 463 square feet is situated on the 3rd floor of this boutique development. The property comprises a double bedroom, separate bathroom and an open-plan reception room which includes a fitted kitchen area with integrated appliances and space to dine. This fantastic apartment has recently been refurbished to a very good standard, has been decorated with natural colours and has been fitted with new wooden flooring.

This fantastic location offers the vibrant lifestyle of London with an array of bars, restaurants, amenities and all of the fantastic attractions London has to offer. The property is also situated very close to the University of London and the London School of Economics as well as the financial centre of the City, so is popular with City professionals and students.

The Barbican, Farringdon, St Pauls and Chancery Lane stations Zone 1 are all within short walking distance.



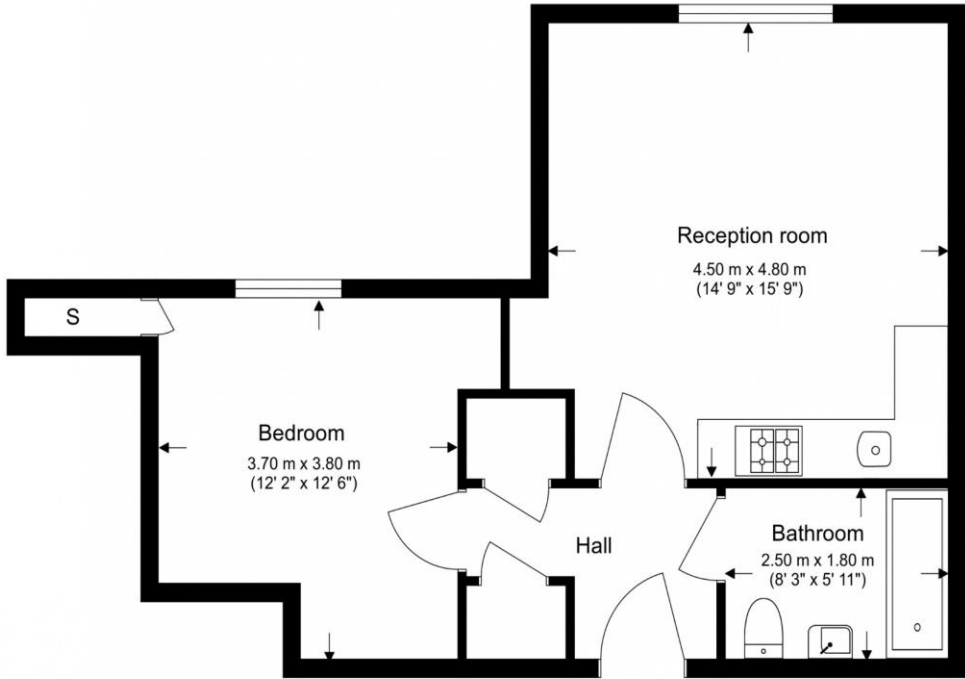


## Property Features:

- One Bedroom
- One Bathroom
- Third Floor
- Recently Refurbished
- Boutique Development
- Bright and Spacious
- Lift
- Excellent Location
- Long Lease



3rd Floor  
 Total Gross Internal Area  
 43.0 Sq/m - 463 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£535,000
Tenure:	Leasehold Expires 01/01/3003 Approximately 978 Years Remaining
Ground Rent:	£270.00 (per annum) for the year 2024
Service Charge:	£4,337.03 (per annum) for the year 2024
Anticipated Rent:	£2,535.00 pcm Approx. 5.4% Yield

## Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH220052

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W: [www.benhams.com](http://www.benhams.com)

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