



Pemberton Row, Temple, EC4A

Asking Price: £560,000

Benham
& Reeves

Pemberton Row, Temple, EC4A

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

This immaculate one bedroom apartment offers the perfect blend of comfort, convenience, and contemporary living.

As you step inside, you'll appreciate the warm ambiance created by the elegant wooden flooring in the hallway and living room.

The bedroom, welcomes the morning sun and features practical built-in wardrobes for ample storage. The bathroom has been tastefully tiled and fitted with new fixtures, providing a fresh and contemporary feel.

With a total of 444 sq. ft. of living space, you'll have room to personalise and make it your own. The building has lift access and a secure intercom system.

This apartment is located within the EC4A postcode and is part of the City of London, the historic and financial heart of the city which is home to numerous businesses, financial institutions and professionals. This property also offers easy travel for university students from the London School of Economics (LSE) which is a world-renowned institution and is a short distance away.

The property is well located for public transport. The nearest station, City Thameslink Station, is just 0.5 miles away, ensuring easy connectivity for residents and commuters.

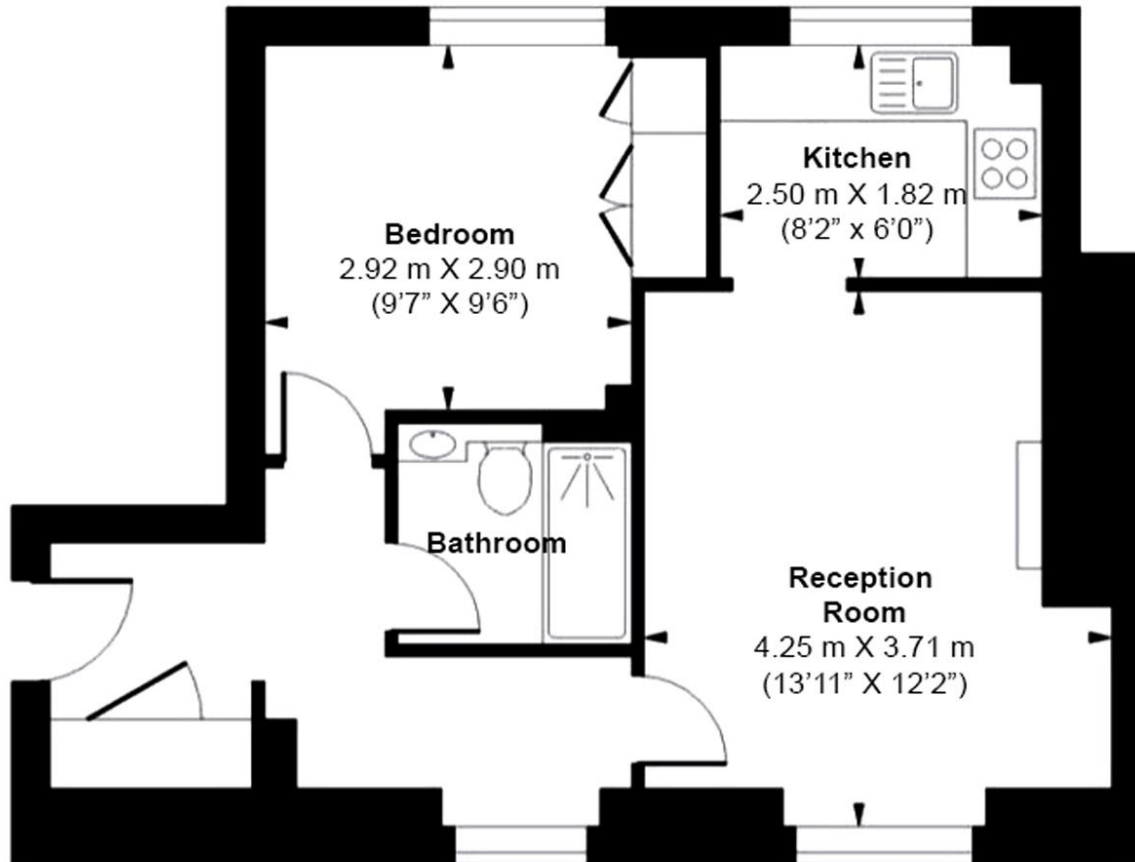
Property Features:

- One Bedroom
- One Bathroom
- 4th Floor
- 444 Square Feet
- Period Conversion
- No Onward Chain



Fourth Floor

Total Gross Internal Area
41.25 Sq/m - 444 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

Terms & Conditions:

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

Asking Price:	£560,000
Tenure:	Leasehold Expires 01/08/2995 Approximately 971 Years Remaining
Ground Rent:	£100.00 (per annum) For the year of 2023
Service Charge:	£2,055.00 (per annum) For the year of 2023
Anticipated Rent:	£2,767.00 pcm Approx. 5.5% Yield

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH230017

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