



Truro House, Mount Pleasant, Clerkenwell, WC1X

Asking Price: £1,200,000

Benham
& Reeves

Truro House, Mount Pleasant, Clerkenwell, WC1X

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A beautifully designed two bedroom apartment on the first floor of Truro House, spanning an impressive 805 square feet. This premium apartment showcases a flexible and open-plan layout, offering a harmonious living space leading to a private south-east facing balcony. There is an abundance of natural light from the floor-to-ceiling windows. The well-appointed kitchen is equipped with quality Siemens appliances, with bespoke custom-crafted cabinetry, elegant quartz stone worktops and complementary splashbacks. Throughout the apartment there is engineered timber flooring, which elegantly transitions to plush carpeting in the bedrooms. The bathroom has feature tiling designed with practicality in mind, purpose-built utility cupboards house the washer and dryer, while ample storage space ensures an organized and clutter-free living space. The apartment offers comfort cooling in the living area and bed area in addition to underfloor heating throughout, ensuring a pleasant living environment regardless of the season.

As a resident of Folio Gardens, you will have exclusive access to a range of exceptional amenities within the esteemed Postmark London community, including a state-of-the-art residents' gym, a serene wellness centre and spa for relaxation. A tranquil courtyard for outdoor enjoyment and the convenience and peace of mind provided by a dedicated 24-hour concierge service.

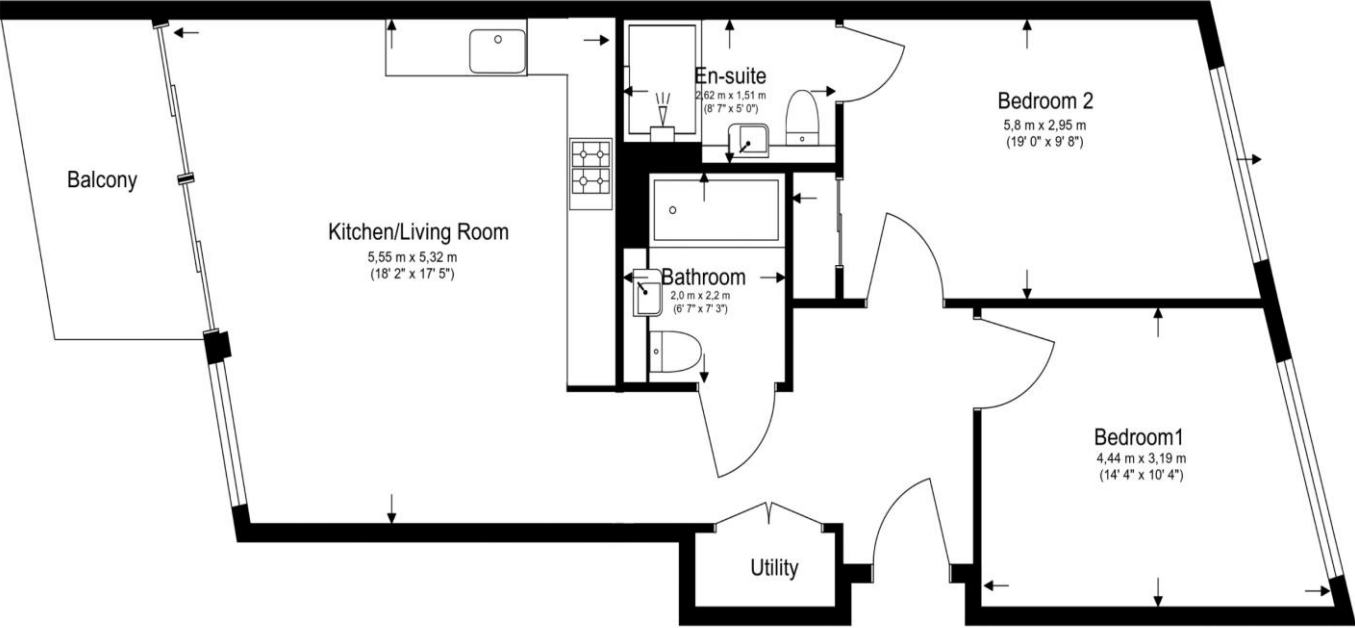
The nearest stations are Chancery Lane (640 yards), Farringdon (720 yards), and Russell Square (0.5 mile).

Property Features:


- Luxury Development
- 2 Bedrooms
- 2 Bathrooms
- 1st Floor
- 805 Square Feet (Approx.)
- Balcony
- 24 Hour Concierge Service
- Residents' Gym
- 0.4 miles from Chancery Lane Station & Farringdon Station



First Floor
 Total Gross Internal Area 
 74.8 Sq/m - 805 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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:	£1,200,000
Tenure:	Leasehold Expires 29/08/3016 Approximately 992 Years Remaining
Ground Rent:	£750.00 (per annum) for the year 2024
Service Charge:	£5,207.18 (per annum) for the year 2024
Anticipated Rent:	£4,800.00 pcm Approx. 4.8 % Yield

Viewings:

All viewings are by appointment only through our City Office.

Our reference: CHN240013

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