



# Mount Pleasant, Farringdon, WC1X

Asking Price: £800,000

 Benham  
& Reeves



# Mount Pleasant, Farringdon, WC1X

 Studio

 1 Bathroom (s)

 Leasehold

A beautifully designed studio apartment on the ground floor of Truro House spanning an impressive 450 square feet. This premium apartment showcases a flexible and open-plan layout, offering a harmonious living space adorned with sophisticated interiors, meticulously crafted finishes and an abundance of natural light from the floor-to-ceiling windows.

The well-appointed kitchen is equipped with quality Siemens appliances, while bespoke custom-crafted cabinetry, elegant quartz stone worktops and complementary splashbacks create a seamless and stylish culinary environment.

Throughout the apartment, you will discover the luxurious touch of engineered timber flooring, which elegantly transitions to plush carpeting in the bedroom. The bathroom has feature tiling adding a touch of visual appeal.

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 for maintaining an active lifestyle, 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.





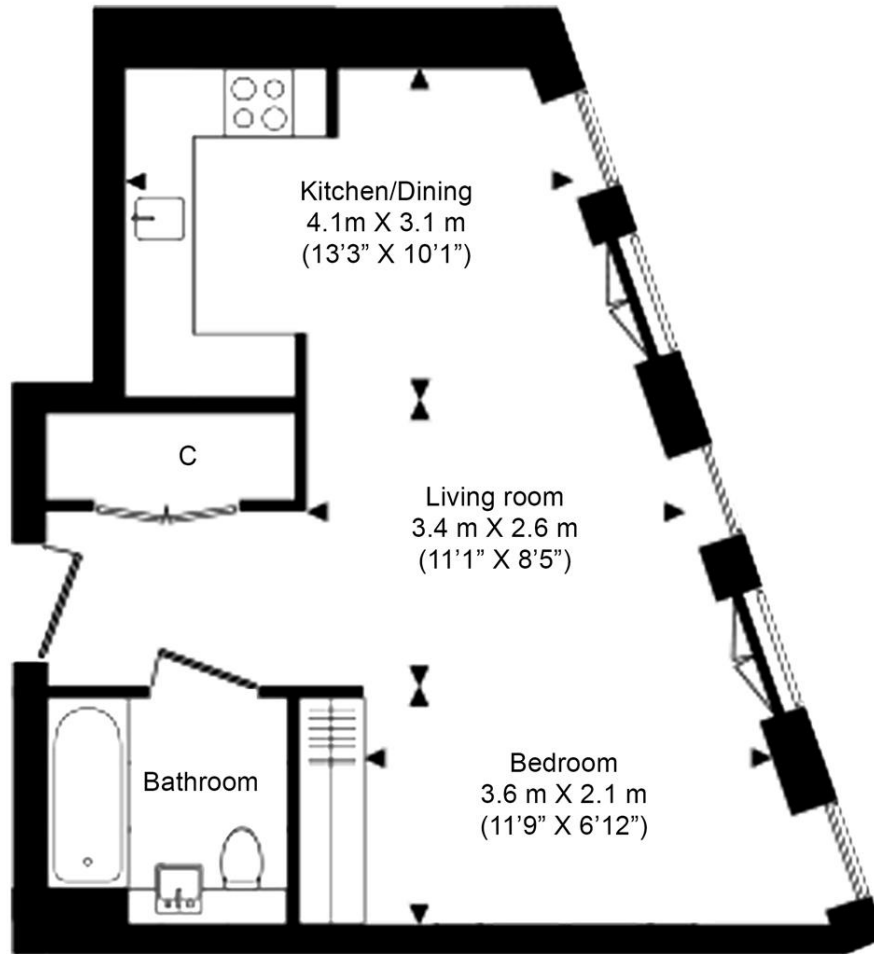
## Property Features:

- Studio
- 450 square feet
- Comfort cooling
- Under floor heating throughout
- Resident amenities include private roof terraces, 24/7 concierge and secure cycle storage
- Exclusive state-of-the-art Wellness Centre with pool, sauna, steam room, gym, fitness studio and treatment room
- Siemens appliances throughout





**Ground Floor**  
**Total Gross Internal Area**  
 42.0 Sq/m - 450 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>	<b>82</b>	<b>82</b>
(69-80) <b>C</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:	£800,000
Tenure:	Leasehold Expires 29/08/3016 Approximately 992 Years Remaining
Ground Rent:	£500.00 (per annum) 2024
Service Charge:	£3,213.00 approx. (per annum) 2023
Anticipated Rent:	£2,400.00 pcm Approx. 3.6% Yield

## Viewings:

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

Our reference: CWH230404

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

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