



## Farringdon Road, London, EC1M

The remedial works to obtain an A rated EWS1 certificate haven't yet been conducted, meaning this apartment is suitable only for cash buyers.

This third floor one bedroom flat forms part of the Montgomery Building, which is a popular Clerkenwell block and is located opposite Farringdon station.

The apartment has recently undergone a program of refurbishment including new flooring throughout, a newly installed kitchen worktop and light decorative works.

The property comprises;

An open-plan reception/kitchen area with access to an East facing balcony, a large double bedroom (carpet) with built in wardrobes and a bathroom suite (shower over bath).

The block has a secure entry system and a residents lift.

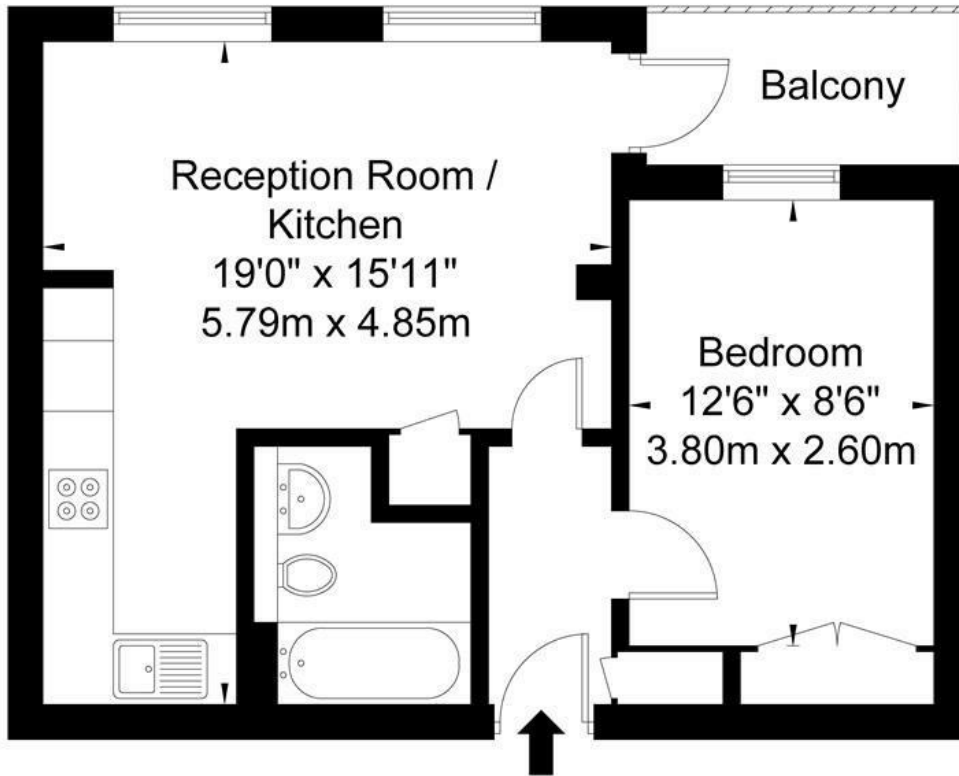
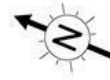
The apartment is being sold with a tenant in situ (April 2025) at a rent of £1900 pcm, it has a long lease.

- One bedroom apartment
- Residents lift
- Third floor
- Private balcony
- Chain free
- EWS1 B2 rating
- Cash buyers only
- Tenant in situ

**Asking price £385,000**

# Farringdon Road EC1M 3LL

Approx Gross Internal Area = 39.2 sq m / 421 sq ft



Third Floor

Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	69
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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