



Friend Street, London, EC1V

A generously proportioned two double bedroom apartment nestled in the corner on the top floor (fourth) of a contemporary purpose built block.

The property is finished to a high standard, featuring a fully integrated kitchen with a dishwasher, a dual-aspect lounge adorned with a Juliet balcony, two well sized bedrooms, with the main bedroom boasting an ensuite shower room, and an additional bathroom.

Strategically situated, this block offers easy access to Angel tube station, ensuring convenient commuting and proximity to the vibrant surroundings. This apartment is a harmonious blend of modern aesthetics and practical design, providing an ideal living space for discerning individuals.

This apartment is offered on an unfurnished basis.

- Two double bedrooms
- Two bathrooms (one en suite)
- Juliet balcony
- Dual aspect
- Fully integrated kitchen
- Not main road facing
- Head lease prohibition on pets

£3,250 Per month



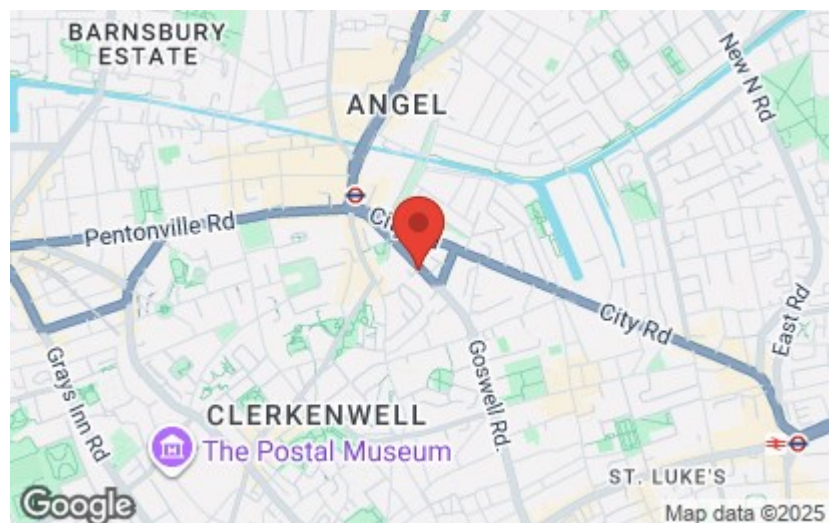
APPROX. GROSS INTERNAL FLOOR AREA: 775 SQ FT/ 72 SQM

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ONE STOP SHOP FOR PROPERTY MARKETING

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective client. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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