

Warner Street, Clerkenwell, EC1R

Kinleigh Folkard & Hayward







**Warner Street,
Clerkenwell, EC1R**

**Guide price
£585,000**

Leasehold

This stylish property is bright and welcoming with good storage space and comfortable living space. Features a Sonos system and underfloor heating.

Offered chain-free and vacant with a long lease, this is an ideal property for professionals or investment.

- Double bedroom
- Generous reception
- High-spec kitchen
- Stylish bathroom
- Vacant and chain-free
- Long Lease remaining
- EPC rating: B
- Tube and amenities nearby

A high-spec modern one bedroom flat on a quiet and desirable street just moments from central London and the river. Features well-proportioned rooms and a private balcony.

For more information or to arrange a viewing please contact:

Clerkenwell
132-136 St John Street
Clerkenwell, EC1V 4JT
020 7563 5060
clerkenwell.sales@kfh.co.uk

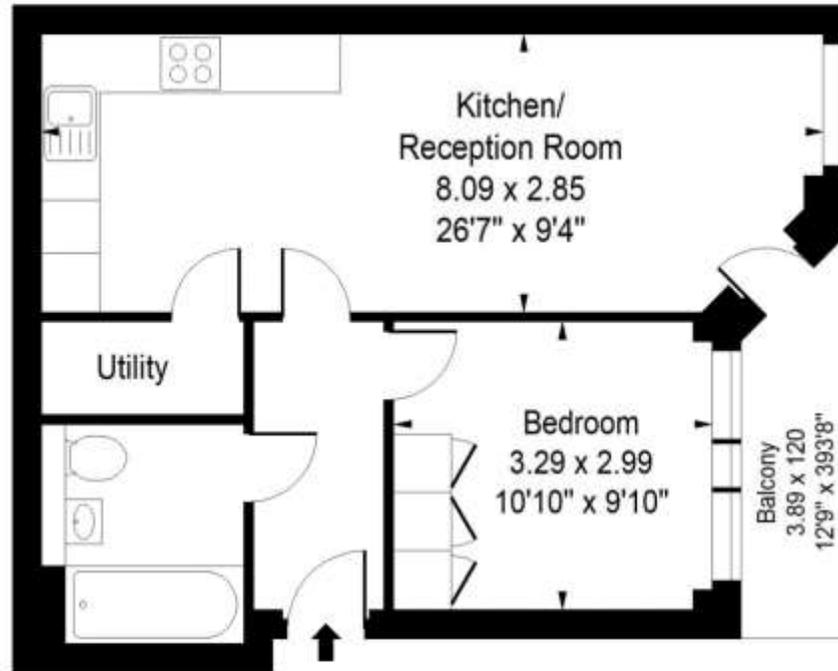
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Approximate Gross Internal Area = 477 sq ft / 44.31 sqm

Approximate Balcony Area = 45 sq ft / 4.18 sqm



Third Floor

Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only
and must not be relied upon as a statement of fact.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

