



**Bourne Estate, Portpool Lane, Clerkenwell, EC1N**

**Kinleigh Folkard & Hayward**





SCROPE BUILDINGS

Green informational sign



**Bourne Estate,  
Portpool Lane,  
Clerkenwell, EC1N**

**Guide price**

**£550,000**

**Leasehold**

The Bourne Estate is perfectly located on the fringes of Bloomsbury and Clerkenwell, within easy access to the West End, Leather Lane and Exmouth Market with its array of cafe, restaurants and bars.

- Third floor
- 791 sq. ft.
- Desirable location
- Great transport links
- Guide Price - £550K-£560K
- EPC rating D

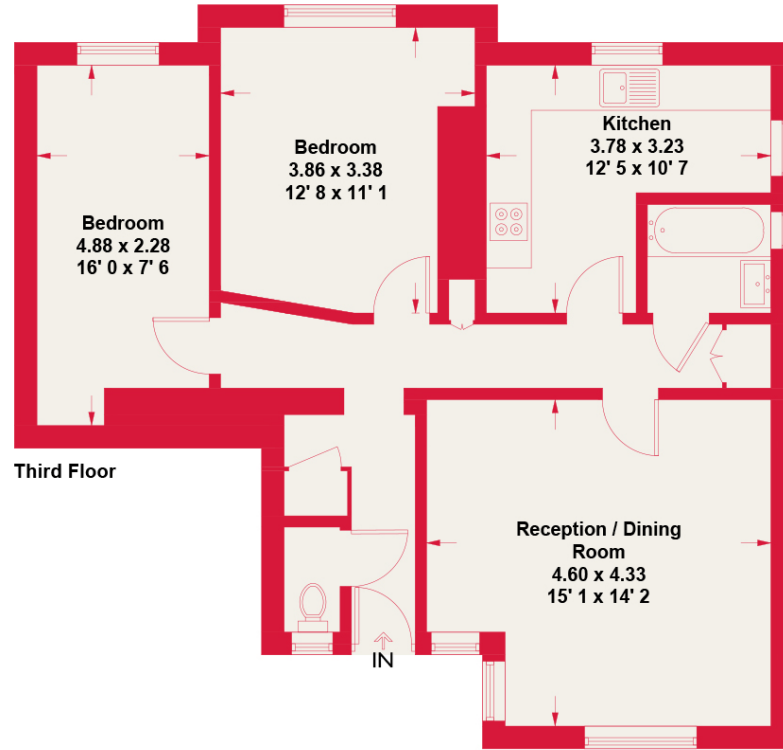
**A great two-bedroom apartment arranged on the third floor of this popular Grade II listed building. The apartment benefits from a separate kitchen and 791 sq. ft of living space.**

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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**Scrope Building**

**Approximate Gross Internal Area = 791 sq ft / 73.5 sq m**

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figure given is initial guidance only and should not be relied on as a basis of valuation.

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