



Nathan K Real Estate

65 Amwell Street, London - EC1R 1UR

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Flat 8

11-12, London

A beautifully presented one bedroom apartment situated on the first floor of this impressive period property. Accommodation comprises; double bedroom with built in wardrobes, large south facing living room which leads onto a fully fitted kitchen and a modern bathroom.

West Smithfield is located in The City of London, close to the amenities of Clerkenwell, Farringdon and St Pauls with a plethora of restaurants, bars and transport options. The closest stations are Farringdon and Barbican, with the Farringdon Cross Rail station being a 3 minute walk (source: Google Maps) offering excellent access to the West End and Canary Wharf. St Pauls Station is also close by.

Smithfield Meat Market shuttered since November 2022, the historic market site will soon come back to life. By 2025, Smithfield's 1960s Poultry Market and annex will reopen as the home of the Museum of London, while its elaborate Victorian Central Market will subsequently relaunch as a combined food hall/conference center/co-working space, in a redesign led by Studio Egret West.

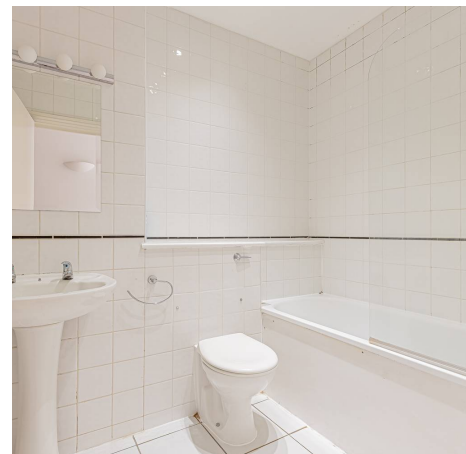
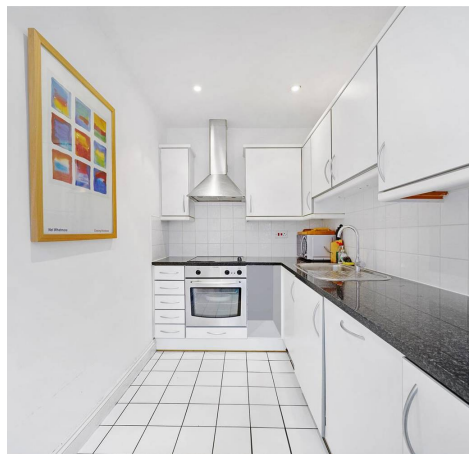
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact I

- Lift
- 972 Year Lease
- Period Conversion



West Smithfield, EC1

Approx. Gross Internal Area 633 Sq Ft - 58.81 Sq M



First Floor

Floor Area 633 Sq Ft - 58.81 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 29/10/2024



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