



KIRBY STREET, LONDON, EC1N 8TE

Guide Price £625,000 - Leasehold



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Boutique development of five flats • Fifth floor apartment • Walk-in wardrobe off bedroom • Exceptionally high finish • Close to Chancery Lane and Farringdon stations • Offered with no chain

1 Bedrooms • 1 Bathrooms • 1 Receptions

- EPC Rating = B
- Council Tax = E

Description

An impressive one bedroom apartment in a small boutique development of just five flats.

The building was designed by leading architects and is finished to an incredibly high standard with underfloor heating, bespoke kitchen designs and built in sound system.

The flat is located on the fifth floor of the block, accessed via lift from the ground floor lobby.

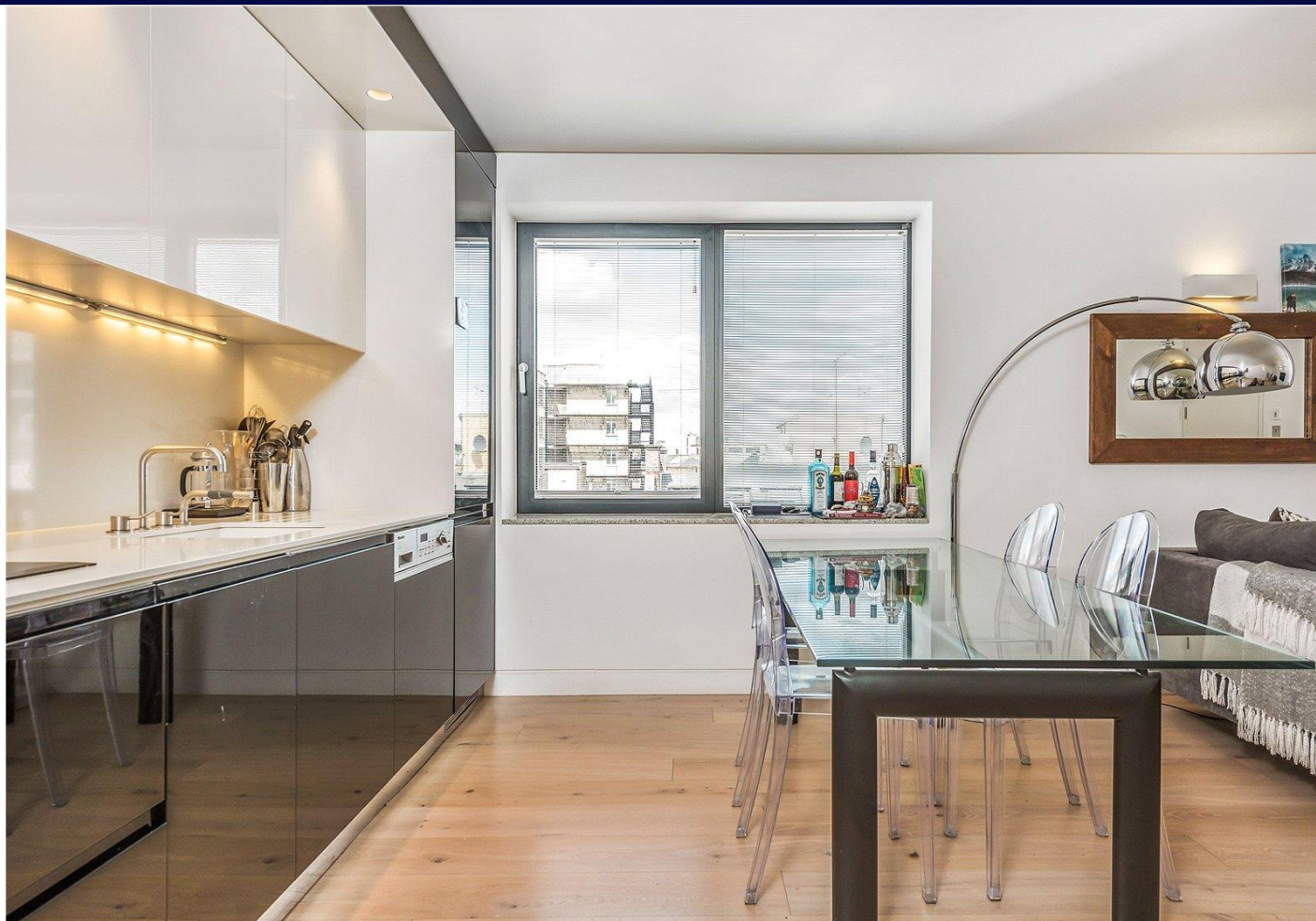
Internally, there is a bright lounge and kitchen with a dual aspect offering wonderful natural light. The bedroom has fitted storage and the benefit of a walk in wardrobe.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

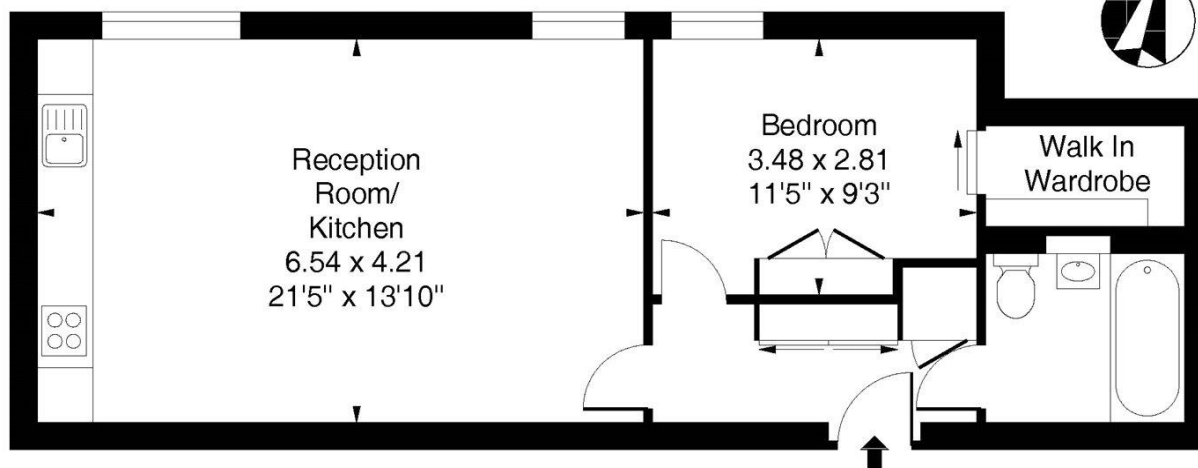
Viewing

Strictly by appointment with Savills.



Kirby Street, EC1N

Approximate Gross Internal Area = 540 sq ft / 50.17 sqm



Fifth 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC