



2 bedroom third floor apartment

**Rosebery Court, 36a Rosebery Avenue,
Clerkenwell, London, EC1R 5HP**

Guide Price: £550,000

Leasehold – Approx 112 years remaining

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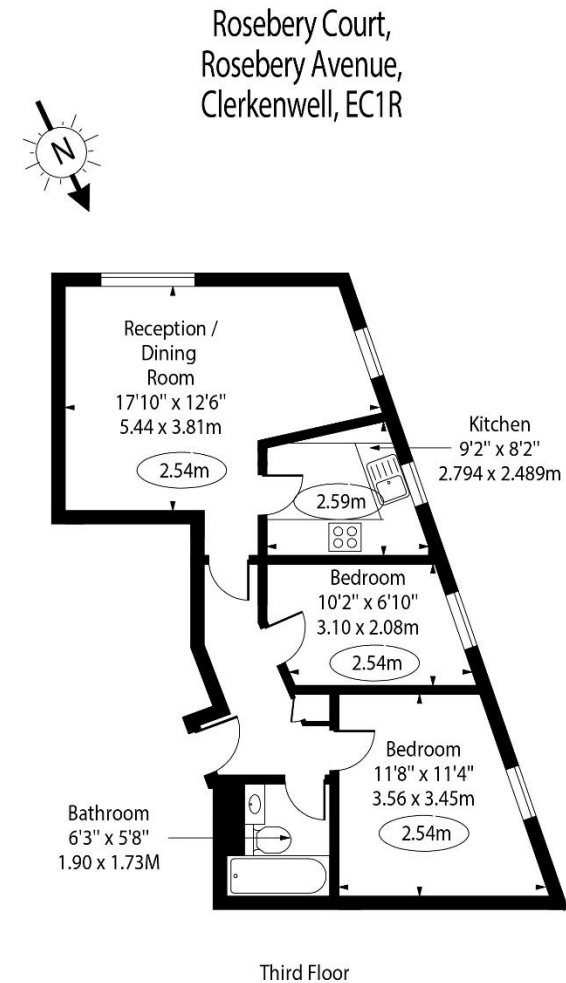
A bright and well-proportioned two-bedroom apartment situated on the third floor of a modern, purpose-built block just off Farringdon Road. The property benefits from a dual-aspect reception room with excellent natural light and attractive leafy views from its windows. It is presented in very good decorative condition throughout.

Rosebery Court is a secure building with day portage and residents have access to a landscaped communal garden. Ideally located for City living, the apartment is 0.3 miles from **Hatton Garden**, 0.5 miles from **Farringdon Station** (Circle, Hammersmith & City, and Metropolitan lines), and 0.5 miles from **Chancery Lane** Underground Station (Central Line).

With Exmouth Market only a few minutes walk away (0.2mls), this is a perfect home for City professionals, a pied-à-terre, or a London base for those who love the vibrancy of urban living.

Local Authority: Islington Council ; Council Tax Band: E
Service Charge (per annum): Approx £5,800.00 Includes contribution to sinking fund.
Ground rent (per annum): £25.00

- Entrance Hall
- Reception / Dining Room
- Kitchen
- 2 Bedrooms
- Bathroom
- Lift
- Caretaker Porter
- Communal Gardens
- Residents Parking
- EPC C



Approx Gross Internal Area 555 Sq Ft - 51.56 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.52850

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.





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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.