



Finsbury Park Sales, 8 Blackstock Road, London N4 2DL

T 020 7704 5788 E finsburysales@ludlowthompson.com W www.ludlowthompson.com

EXMOUTH MARKET FINSBURY



SOLD

REF: 159368

3 Bed, Conversion Apartment

Superb location - Huge reception room - Close to Farringdon - Amazing potential - Duplex apartment - Views of St Paul's to rear

Exmouth Market, EC1. A rare opportunity to purchase a duplex apartment in this fantastic location. The flat is 950 sq ft and is arranged over the second and third floors with leafy views to the front and St Paul's to the rear. The accommodation is flexible allowing the purchaser the opportunity to complete the renovation to their own decorative style. This location offers an eclectic mix of bars, restaurants and shops and gives easy access to the City and the West End. Please call 0207 704 57... [continued below](#)

Train/Tube - Barbican, Angel, Farringdon, Chancery Lane

Local Authority/Council Tax - Islington

Tenure - Leasehold

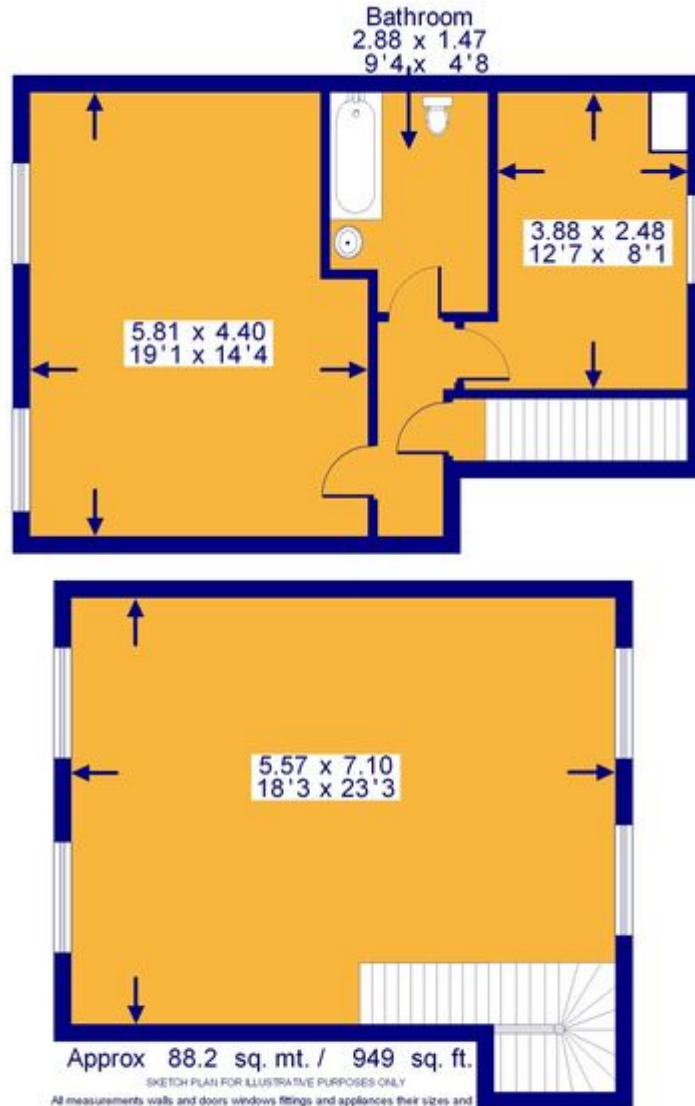
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Drawing No. FP2207

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Entrance hall

with stairs leading to

Bedroom 1 - 4.3m x 5.8m (14' 1" x 19')

Bedroom 2 - 2.4m x 3.8m (7' 10" x 12' 5")

Bathroom - 1.47m x 2.88m (4' 9" x 9' 5")

Stairs leading to top floor

Reception room - 5.57m x 7.1m (18' 3" x 23' 3")

Tenure Details

Tenure - Leasehold

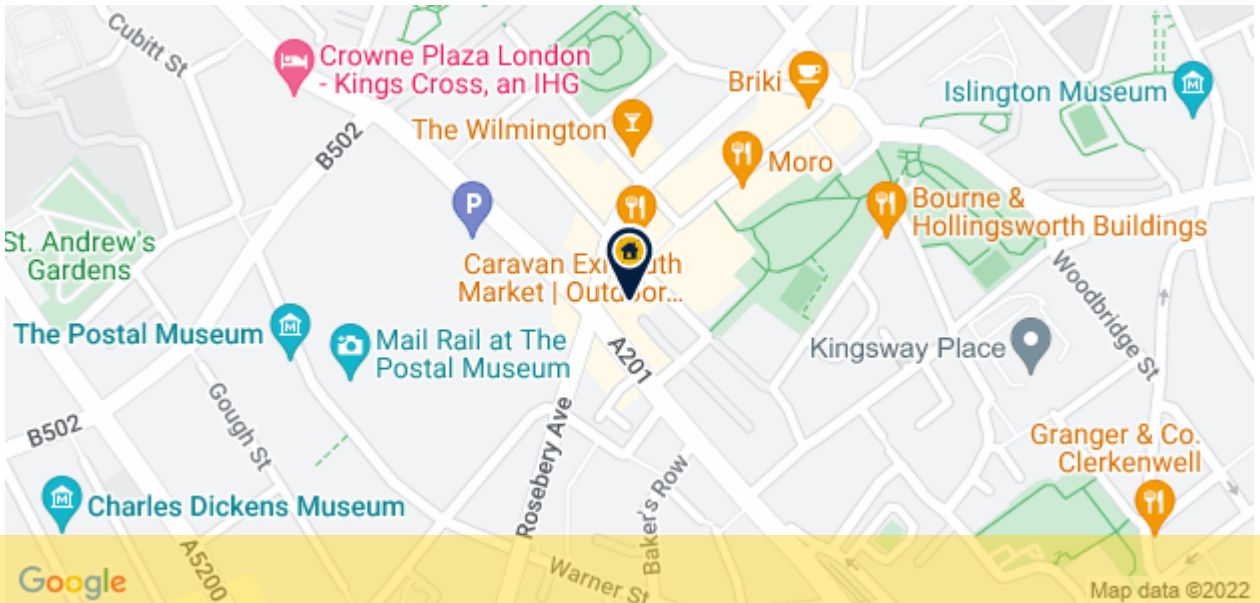
Lease Length - years



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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Finsbury Park Sales Office quoting 159368

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.