



Cavendish Mansions, Clerkenwell Road, London, EC1R

Asking Price £395,000

Cavendish Mansions, Clerkenwell Road, London, EC1R

Long leasehold (109 years remaining) • Raised ground floor
• High ceilings • Period sash windows • Grade II listed
building • Great condition throughout • 330 square feet
(approx.) • Central location • Wood flooring throughout •
Quiet aspect

A tastefully decorated one bedroom apartment set on the raised ground floor of this well known, Grade II listed Victorian period building on the borders of Bloomsbury and Clerkenwell. Cavendish Mansions is a 1880's brick-built block situated on Clerkenwell Road, with the aspect of this particular flat being Laystall Street and the internal courtyard. There is controlled access through a fob and entry-phone system to enter Cavendish Mansions and a secure entry-phone system and lift for each individual block.

The location has excellent potential for high capital growth. The huge transformation and development of Kings Cross St Pancras with the Eurostar terminal has had a dramatic effect on the property values of the surrounding area. Farringdon has already seen above market growth for the last 5 years as the impact of Crossrail begins to tell. It will be a unique station with north/south connections between Luton and Gatwick airports via the Thameslink line and Crossrail will add Heathrow and City airports. The fast access to Canary Wharf is possibly even more significant to rental and capital values in the future. Due to current and expected high capital growth and continued high rental demand, this is an attractive investment opportunity, an incredibly convenient pied-a-terre, or even a fantastic apartment for a first-time buyer.

Long leasehold title of 109 years remaining. Approx.
£2000/annum service charge which includes cost of heating
and hot-water.





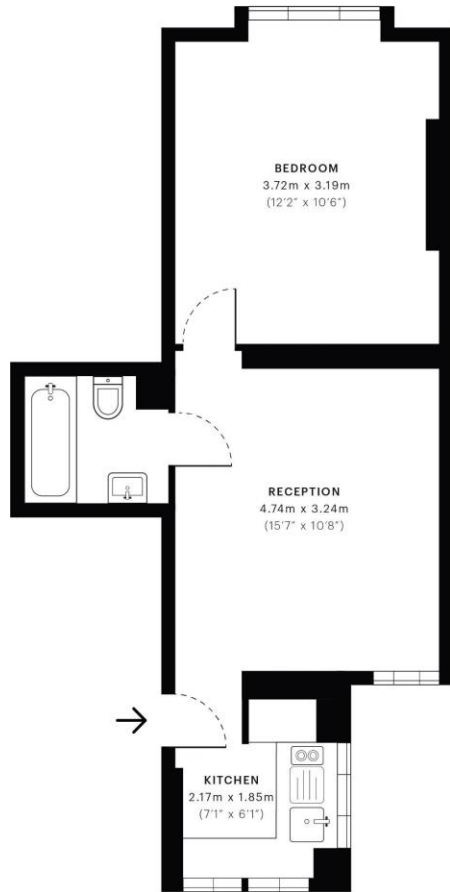


Cavendish Mansions, EC1R

CAPTURE DATE
03/06/2019

LASER SCAN POINTS
15,924,945

GROSS INTERNAL AREA
30.4 Sqm / 327.5 Sqft



— Ground Floor

GROSS INTERNAL AREA
The footprint of the property
30.4 Sqm / 327.5 Sqft

NET AREA (INTERNAL)
Excludes walls and external features
28.9 Sqm / 311.3 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD-HEIGHT
Limited use areas under 1.9m
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely.

IPMS 3B RESIDENTIAL
30.4 Sqm / 327.5 Sqft
IPMS 3C RESIDENTIAL
28.9 Sqm / 311.3 Sqft

SPEC ID
5cf06185b195de0a1a2a18c0



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C		75	76	(69-80) C	73	73	
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & Wales		EU Directive 2002/91/EC	

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