



## MONUMENT STREET, EC3R

### 2 BED APARTMENT

**£750,000**  
LEASEHOLD

A well presented and generously proportioned two double bedroom, two bathroom apartment, extending to approximately 822 sq ft, positioned within the sought-after Werna House development in the heart of the City of London. Offering an exceptionally long 900+ year lease, porter service and excellent proportions, this impressive home represents a superb opportunity for owner-occupiers and investors alike.

A particular highlight is the substantial 26 ft reception room, providing an impressive amount of living and dining space rarely found in comparable City apartments. Multiple windows allow excellent natural light into the room, creating a bright and welcoming environment with ample space for entertaining, dining and relaxing.

Unlike many modern apartments, the property benefits from a separate fitted kitchen, offering excellent worktop and storage space while keeping the principal

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Werna House, EC3R

Approximate Gross Internal Area = 76.38 sq m / 822.14 sq ft

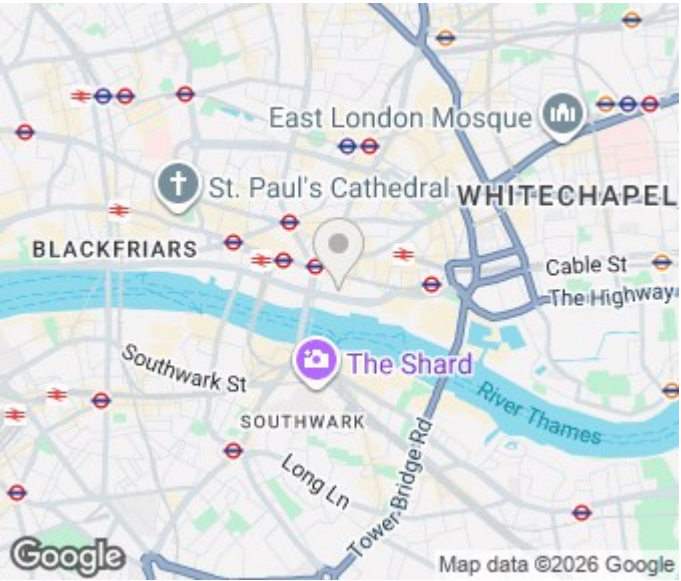


First Floor

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This plan is for layout guidance only and is not to scale unless stated, All dimensions, including windows, door, fittings, and the total area, are approximate measurements, produced by a



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | 82                      | 83        |
|                                             | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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