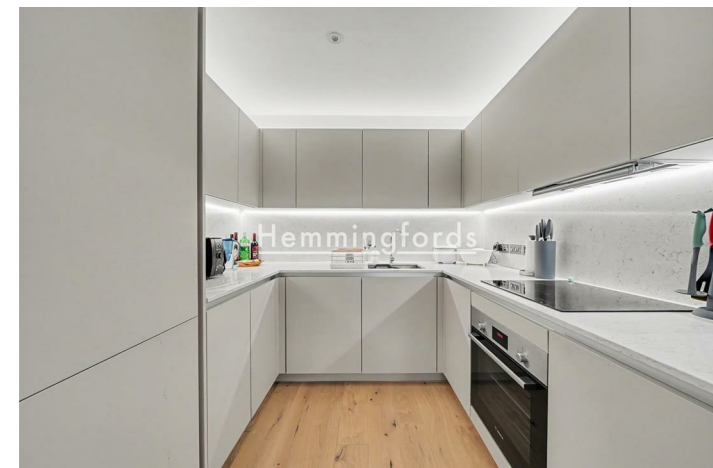




GOSWELL ROAD, LONDON, EC1V

1 BED APARTMENT

£575,000
LEASEHOLD

A gated secure development apartment beautifully presented and exceptionally spacious one-bedroom extending to approximately 740 sq ft, set within the modern Franck House development on Goswell Road, EC1V. Built circa six years ago, this contemporary home offers generous proportions, high-quality finishes and the added benefit of a concierge service, all in a prime London location. Parking spaces available to rent.

The apartment features a bright and expansive open-plan reception and kitchen, ideal for both relaxing and entertaining. The kitchen is fully integrated with modern appliances and sleek cabinetry, complementing the clean and contemporary interior throughout. Large windows provide excellent natural light, enhancing the overall sense of space.

The generous double bedroom offers ample room for storage and furnishings, while the modern bathroom is finished to a high specification with stylish fittings.

Hemmingfords

Goswell Road, EC1V

Approximate Gross Internal Area = 68.80 sq m / 740.56 sq ft



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Ground Floor

This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, doors, fittings, and the total area, are approximate measurements. Produced by a  **Certified Property Measurer**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	
(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		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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