



## Wерна House, Monument Street, EC3R

### 2 BED APARTMENT

£700,000  
LEASEHOLD

A spacious and well-presented two double bedroom, two bathroom apartment set within a portered development in the very heart of the City. The property offers bright, well-balanced accommodation throughout and is ideally suited to professionals, sharers or investors seeking a prime central London location.

The apartment features an impressive triple-aspect reception room, allowing an abundance of natural light and creating a fantastic sense of space. There are two generously sized double bedrooms, including a principal bedroom with en-suite bathroom, a further modern bathroom, and a fully fitted kitchen with ample storage and worktop space.

Perfectly positioned next to the iconic Monument, the property enjoys outstanding transport connectivity. District, Circle and DLR lines are approximately a two-minute walk, while Northern, Central, Jubilee and Overground lines can be reached within around ten minutes on foot. Numerous bus routes also operate

**Hemmingfords**

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Approximate Gross Internal Area  
730 sq ft / 67.79 sq m

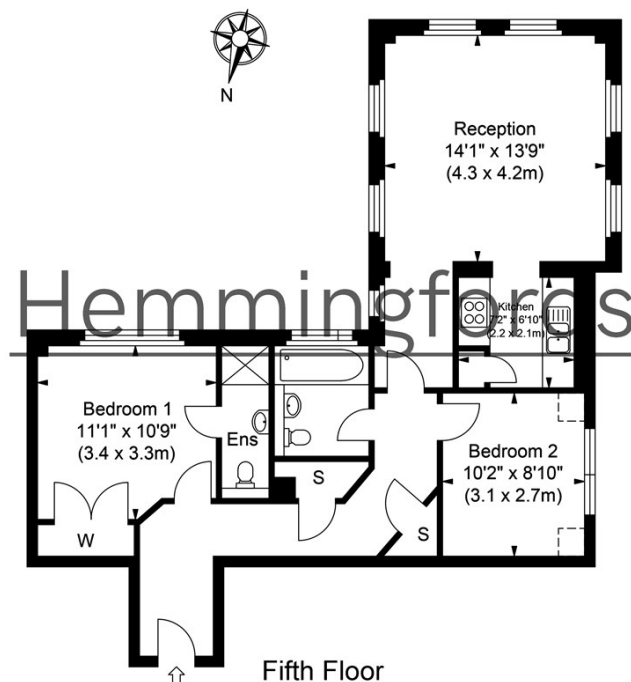
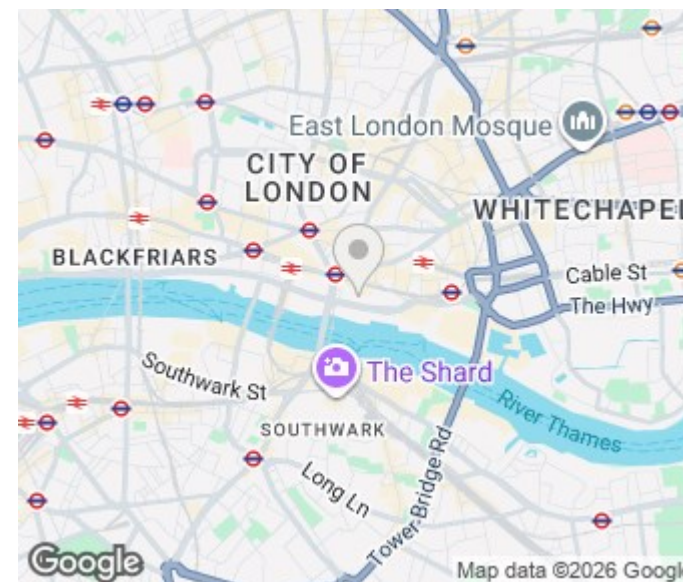


Illustration for identification purposes only  
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	83
(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

Hemmingfords Sales  
34 Upper Street  
London  
N1 0PN

02038907470  
info@hemmingfords.co.uk  
www.hemmingfords.co.uk

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