

# 74 COMPTON STREET

LONDON, EC1V 0BN

FOREST

REAL ESTATE

# FOR SALE

## 1,267 SQ FT

**A rare opportunity to acquire a charming self-contained freehold building in this popular Clerkenwell location**

## Key Features

- Freehold
- Vacant Possession
- Great Natural Light
- Grade II Listed
- Self Contained
- Mixed-Use
- Small Terrace
- Located Less Than 5 Minutes to Farringdon Station






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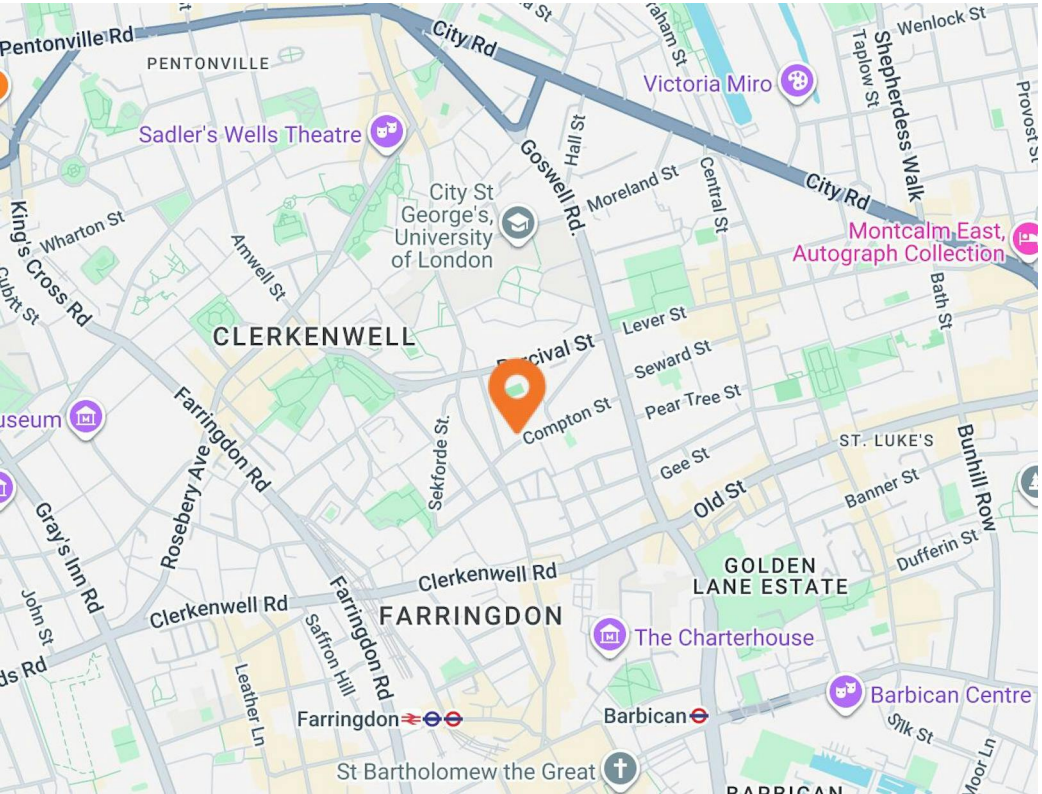


## Description

A self-contained Grade II Listed property arranged over basement, ground and two upper floors with outside space. The property is presented in good condition and would suite a variety of occupiers with the benefit of numerous character period features throughout. The property has good window frontage and would make ideal showroom, gallery, part retail/office space. There is potential to extend the property, subject to planning consent.

## Location

The property is located in a tranquil location in the heart if Clerkenwell directly off St John Street. This popular destination benefits from a variety of shops, restaurants and cafes and is close to both Exmouth and Leather Lane Markets.

Farringdon Station (Circle, Elizabeth, Metropolitan and Hammersmith & City lines and National Rail)
Barbican Station (Circle, Metropolitan and Hammersmith & City Lines)
Chancery Lane (Central Line) and various bus routes are located nearby.








SYSTEM
PROFESSIONAL

# Availability

| | |
|---|---|
| **Price** | Offers in the region of £1,100,000 |
| **Rates** | Buyers are recommended to make enquiries to The London Borough of Islington |
| **Service Charge** | N/A |
| **VAT** | Applicable |
| **EPC** | B |

# Contact


**Ashley Goodman**
020 3370 4470 | 07973 184 329
ashley@forestrealestate.co.uk

**Zach Forest**
020 3370 4470 | 07890 209 397
zach@forestrealestate.co.uk

**City Fringe Team**
55 St John Street, London, EC1M 4AN
020 3370 4470

**Industrial Team**
Oak House, Reeds Crescent, Watford, WD24 4QP
020 3355 1555

**West End Team**
Oak House, Reeds Crescent, Watford, WD24 4QP
020 3370 4470

www.forestrealestate.co.uk
info@forestrealestate.co.uk





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