

44-46 ST JOHN STREET

FARRINGDON, EC1M 4DF

FOREST

REAL ESTATE

FOR SALE

2,028 SQ FT

A rare live/work opportunity, set within a secure gated courtyard, located in the heart of Farringdon.

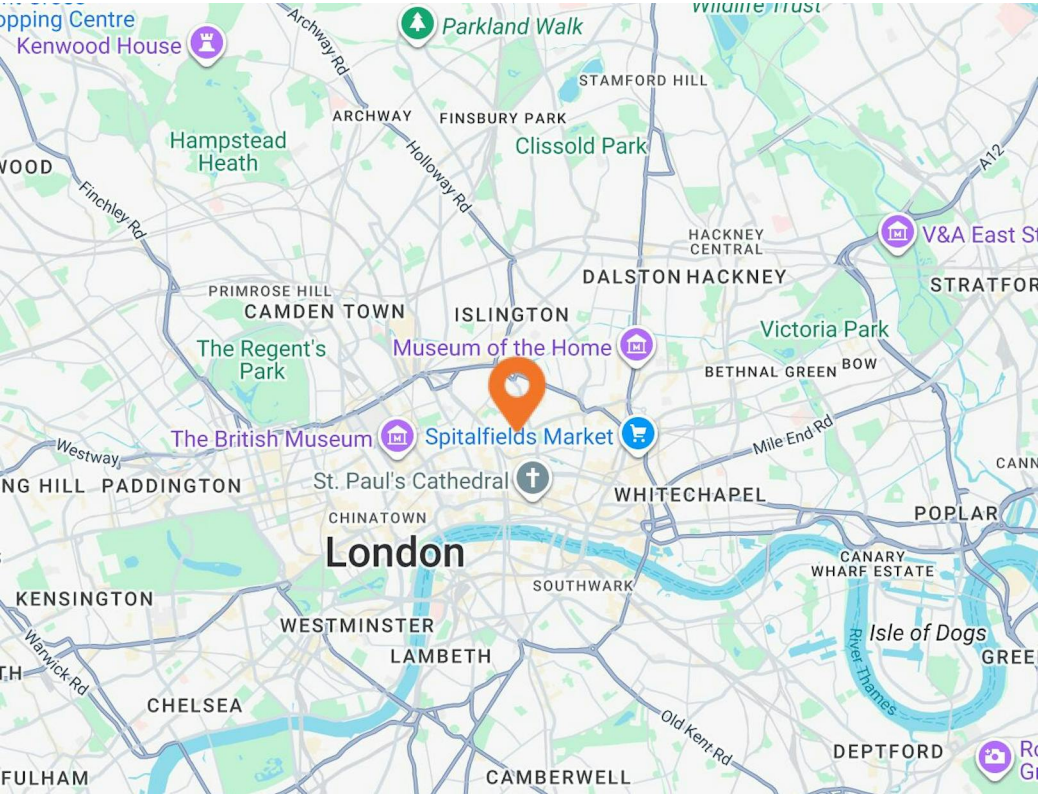
Key Features

- Loft style accommodation arranged over the top two floors of the property with character features throughout
- Excellent natural light
- Benefit of live/work use
- Feature spiral staircase between floors
- Exposed brickwork
- Feature opening hatch between floors
- Column free floors
- Please note, total floor area is 2028 sq ft - GIA is 1949 sq ft
- Good floor to ceiling height
- Consent for full residential use (further information upon request)
- Located within secure gated courtard
- Balcony
- Views over The Charterhouse and Charterhouse Square







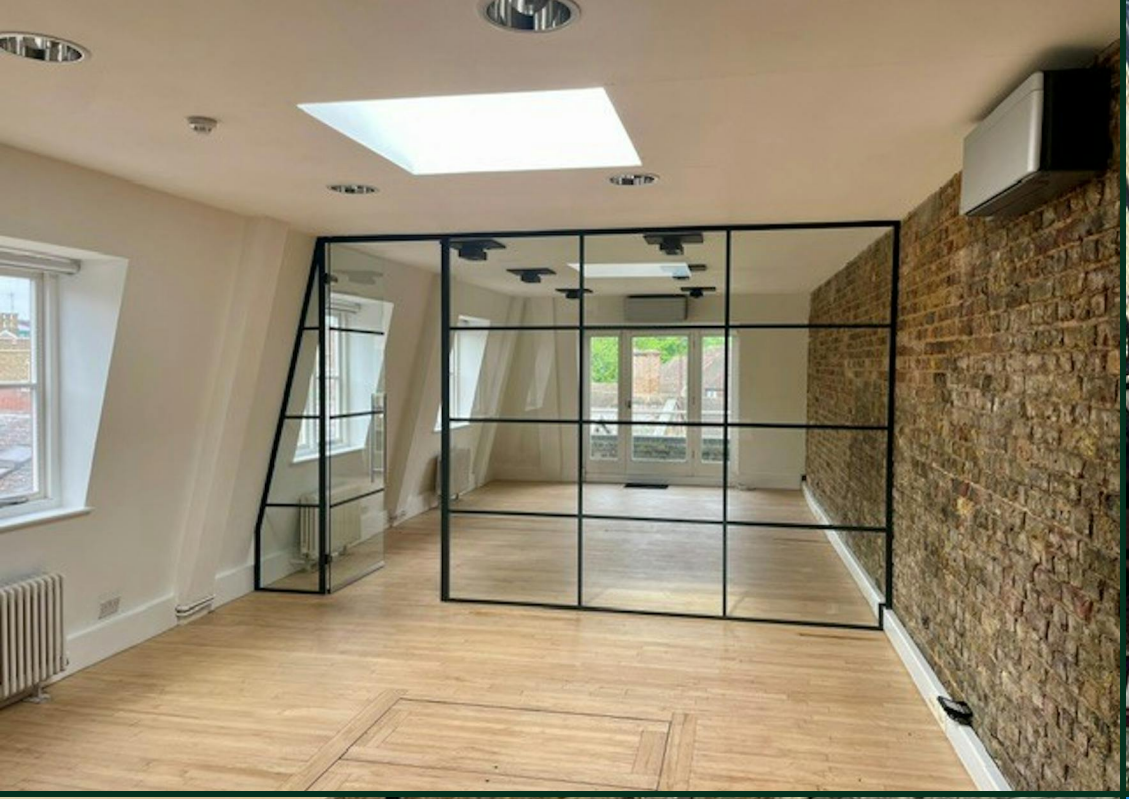


Description

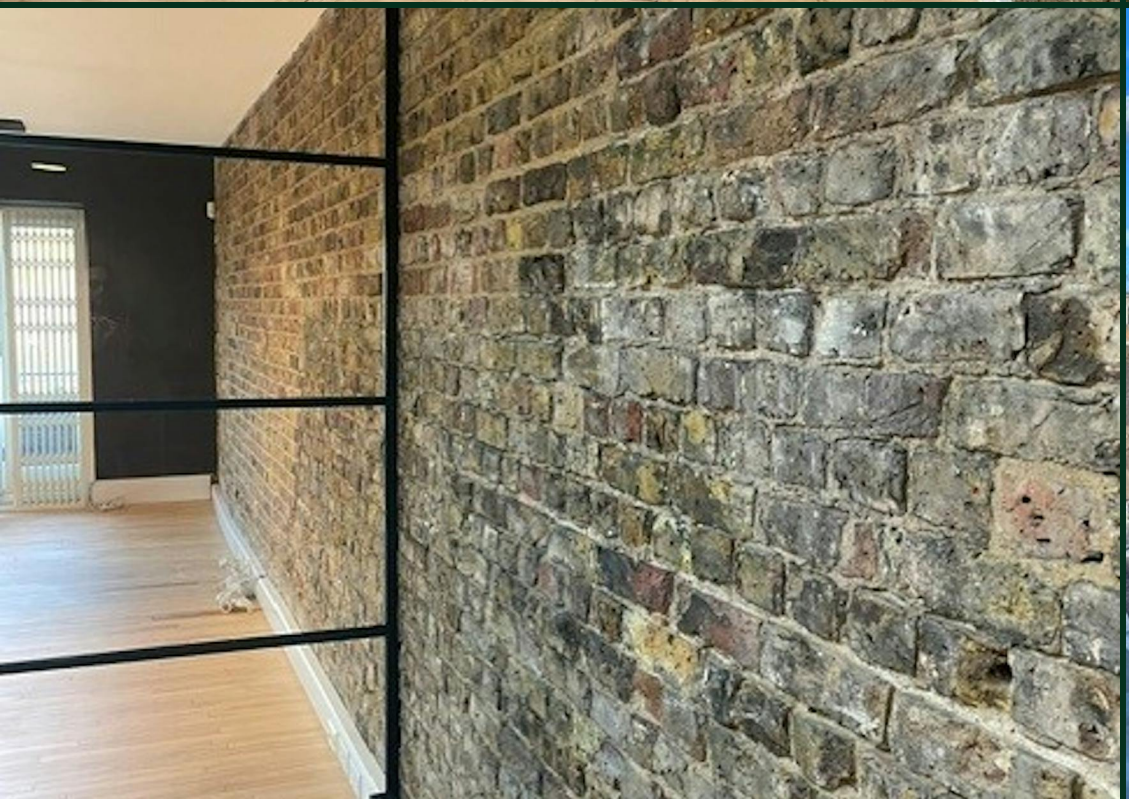
This attractive former Victorian smokehouse and stabling yard was built in 1877 by architect Charles Bell. The property offers a rare surviving example of Smithfield's 19th-century meat-curing and industrial history. Situated within a secure communal courtyard the accommodation retains its distinctive Victorian industrial character arranged exclusively over 2nd and 3rd penthouse floors, linked via a well-proportioned feature spiral staircase. The property, which has the benefit of good volume and natural light, retains many of its original character features, offering suburb scope for further enhancement. Split across commercial and residential floors, the property offers an excellent opportunity for an owner/occupier to stamp their own identity on this unique character property, with views across The Charterhouse and Charterhouse Square.

Location

The property is located on the east side of St John Street between Charterhouse Street and Clerkenwell Road. Smokehouse Yard is located within close proximity to Smithfield Market and the new London Museum. The immediate location offers a diverse mix of retail and leisure amenities, with local favourite restaurants such as St John, Luca and Brutto to name but a few nearby. Farringdon station (Overground, Elizabeth, Circle, Hammersmith & City & Metropolitan lines) is within a few minutes' walk, providing some of the best public transport connectivity in central London. Liverpool Street (2 mins), Bond Street (4 mins), Kings Cross St Pancras (4 mins), Paddington (8 mins), Canary Wharf (8 mins), Stratford International (10 mins) and Heathrow (32 mins).



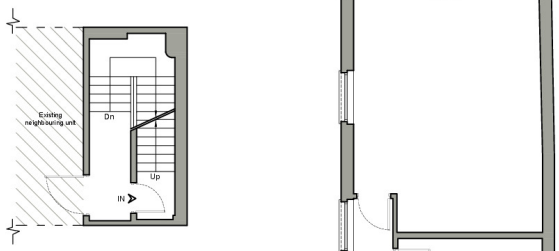






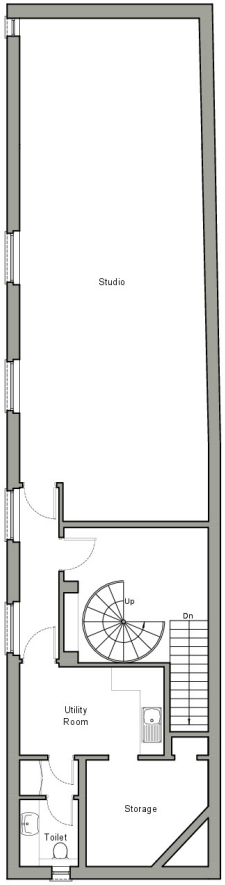
Plans

Floor Layouts

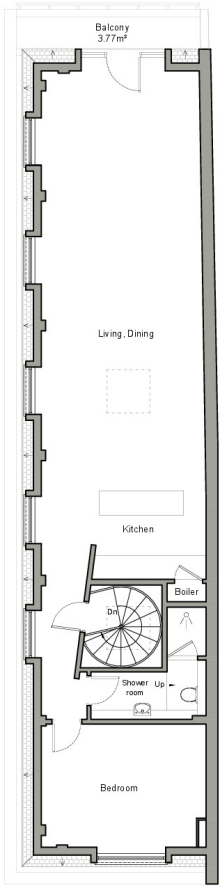


EXISTING
FIRST FLOOR ENTRANCE
(COMMUNAL ACCESS NOT INCLUDED IN THE GIA)

Note:
Total GIA : 181.1 m² / 1949.34 ft²



EXISTING SECOND FLOOR PLAN



EXISTING THIRD FLOOR PLAN

Availability

Price	£1,650,000
Rates	On application
Service Charge	£4,268 per annum
VAT	Not applicable
EPC	D

Contact

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