



**3/1 235 BERKELEY STREET**  
FINNIESTON

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1 | BEDROOM

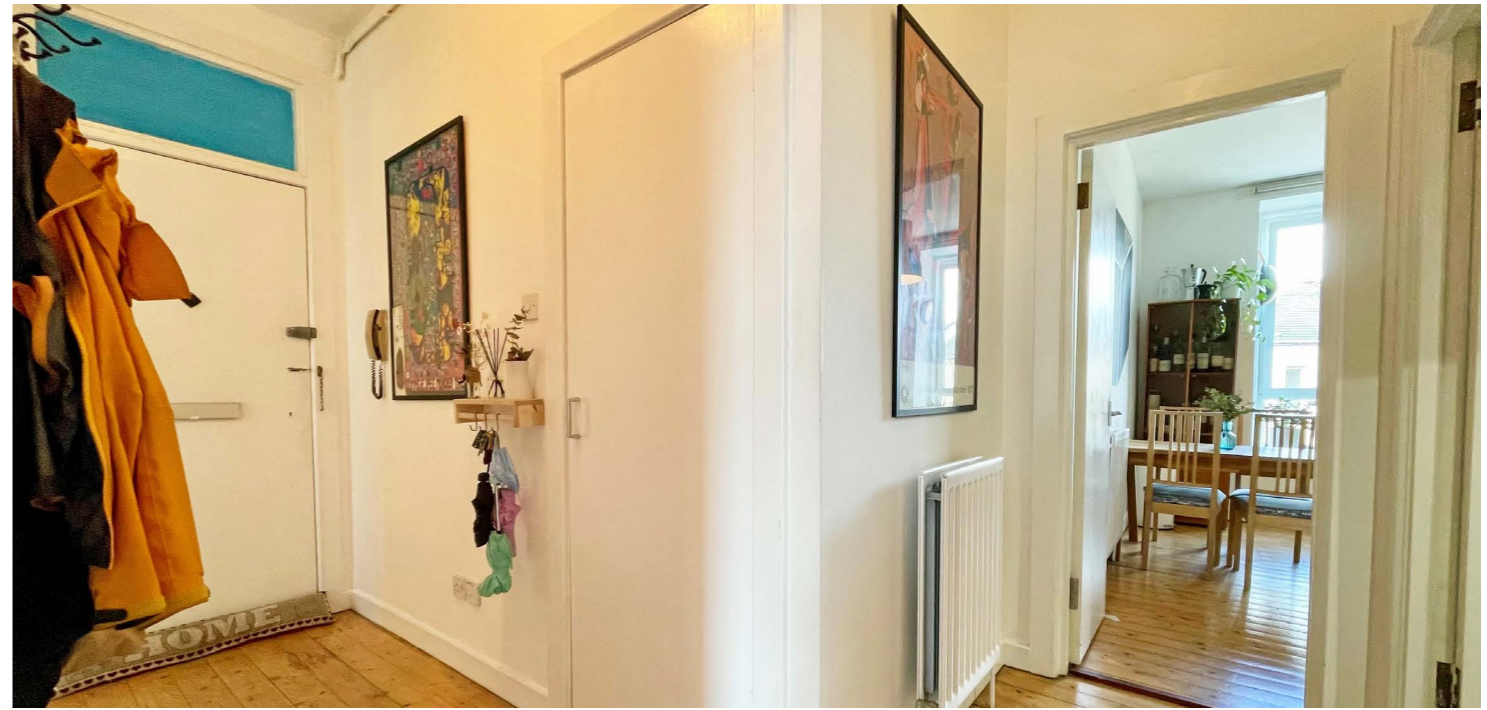
1 | BATHROOM

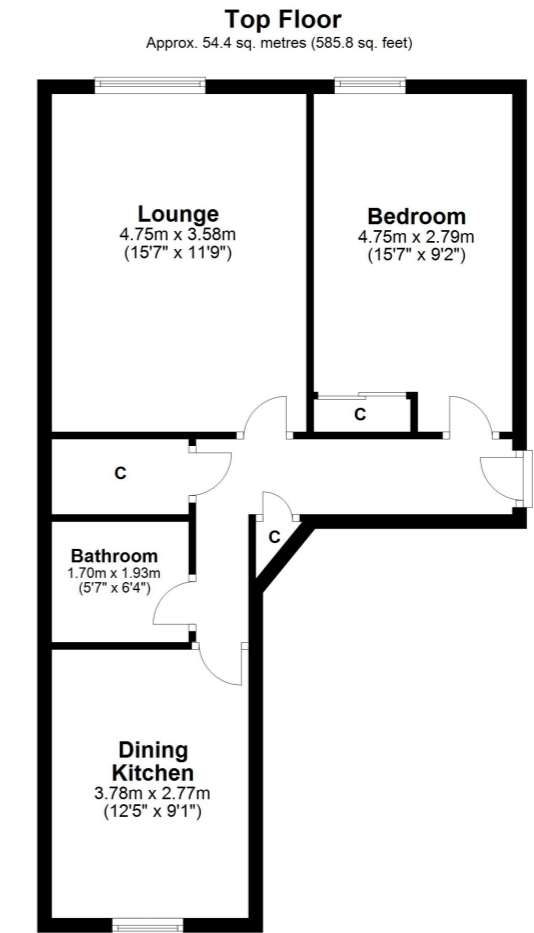
1 | PUBLIC ROOM

**An immaculate, one bedroom top floor tenement flat, located in the highly popular Finnieston area.**

3/1 235 Berkley Street is an immaculately presented, one bedroom top floor tenement flat, located in the highly popular Finnieston area. Entrance to the building is via a residents'-controlled entry system leading into a well maintained close. The internal accommodation comprises; L-shaped welcoming reception hallway with two storage cupboards, spacious lounge, bright dining kitchen with a selection of base and wall mounted units and a generous sized double bedroom with built in wardrobes. Finally, a modern bathroom with over bath shower completes the accommodation on offer.

The flat has gas central heating, double glazing, secure entry system and a communal rear gardens.





Total area: approx. 54.4 sq. metres (585.8 sq. feet)

Today Finnieston has been promoted and built up as a modern residential and leisure area, mirroring Shoreditch in London. To this end many new bars and restaurants have been established, including The Ox & Finch, The Gannet, Six by Nico, The Kelvingrove Café, The Crab Shack and The Finnieston. Finnieston Street is a major junction on the Clydeside Expressway, and on 18th September 2006, was augmented with the addition of the Clyde Arc (known locally as "The Squinty Bridge") over the River Clyde.

Finnieston is also home to the SEC and the world-renowned SSE Hydro, where many sporting events and concerts are held.

Public transport is available by bus and rail and there are excellent road links to Glasgow City Centre, via the Clydeside Expressway, the Clyde Tunnel and motorways.

**WE4577** | Sat Nav: 3/1 235 Berkeley Street, Finnieston, Glasgow, G3 7HH

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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