



Immaculately presented two double bedroom

Dance Square, London, EC1V

£800,000 Leasehold (116 years remaining)



2 Double Bedrooms • 1 Bathroom • 1 Reception Room

Large Private Balcony • Immaculate Throughout • Gated Development with landscaped gardens • Peaceful setting overlooking gardens • 24 Hour Concierge • Bike Storage • Lift Access • Long Lease

Local Information

Dance Square is located on Peartree Street, providing easy access to Farringdon, Barbican and Old Street Underground Stations. Within walking distance of the City and the various amenities found in central Clerkenwell along with the bars and restaurants found in Shoreditch, Old Street and Angel. Once Crossrail opens the property will also benefit from direct access to Heathrow airport.

About this property

A particularly spacious and well presented, two double bedroom apartment in the ever popular Dance square development. The flat is positioned within the secluded landscaped gardens and does not overlook the street making for a peaceful setting yet within striking distance of the City.

There are two good sized double bedrooms, a family bathroom, open plan kitchen/ living room and a good sized private balcony with a view of the stunning gardens. The internal specification is of a high standard, including under floor heating throughout. Other benefits include: concierge service, secure key fob entry and lift access.

Tenure

Leasehold (116 years remaining)

Local Authority

Islington

Energy Performance

EPC Rating = C

Viewing

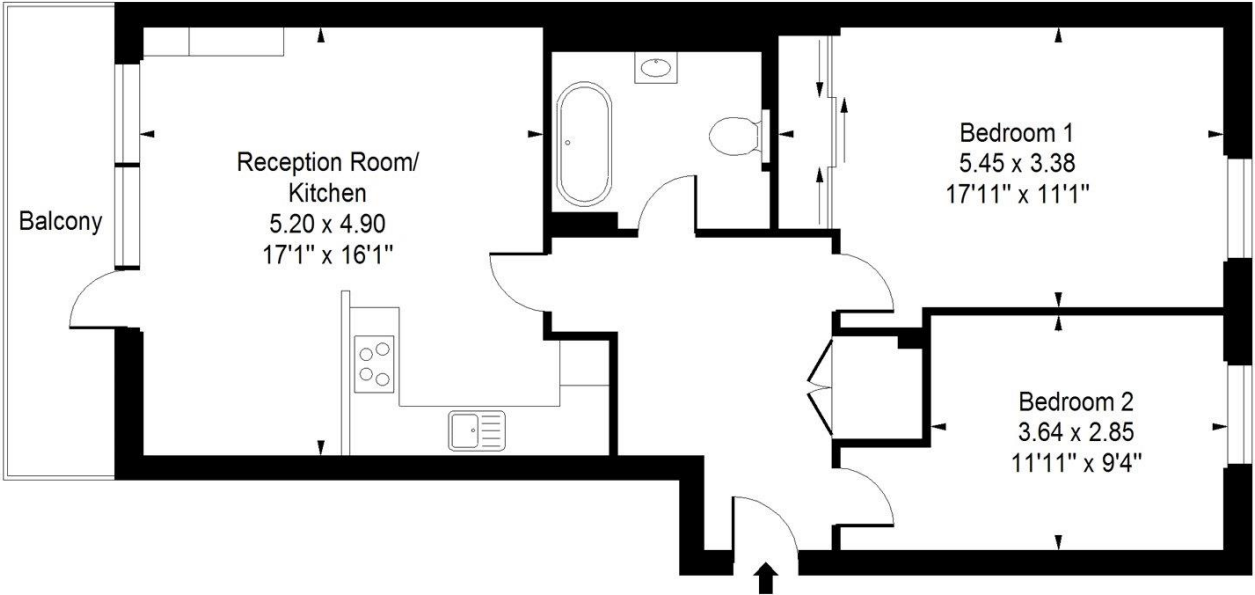
All viewings will be accompanied and are strictly by prior arrangement through Savills Clerkenwell Office.
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Dance Square, London, EC1V
Gross Internal Area 814 sq ft, 75.6 m²

Dance Square, EC1V
Approximate Gross Internal Area = 814 sq ft / 75.62 sqm



First Floor

Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only
and must not be relied upon as a statement of fact.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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