



Spacious and light two double bedroom apartment.

Britton Street, Clerkenwell, London, EC1M

£1,350,000 Leasehold (975 years remaining)

savills

- Two bedrooms • Two bathrooms • Reception room

- Immaculate presentation • Two balconies • Lift
- Long lease • Chain free • Secure parking space
- Excellent option as pied-à-terre

About this property

Spacious and light two double bedroom, two bathroom apartment with secure underground parking and two balconies.

The property is presented in excellent order throughout and comprises spacious hallway, east facing reception room onto balcony, fitted kitchen, two double bedrooms, (the principal with a walk in wardrobe) two bathrooms and a further balcony with historic west facing Clerkenwell views.

Local Information

Britton Street is arguably Clerkenwell's finest residential turning with a number of notable period houses and numerous popular apartment blocks. The lack of through traffic coupled with close proximity to Farringdon station and the ease of access into the West End are good reasons why it is so adored.

Farringdon is a Thameslink station, 200 yards away, with direct access to Gatwick and Luton airports and will be among the first Crossrail stations due to open this Summer. There are numerous bus links into the West End and the local area has a wide selection of shops, restaurants and some of London's most historic pubs.

The nearby Smithfield Meat market is subject to regeneration plans to develop into mixed use site which will include the new Museum of London, events space and a series of shops and restaurants.



Tenure

Leasehold (975 years remaining)

Local Authority

Islington

Energy Performance

EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clerkenwell Office.

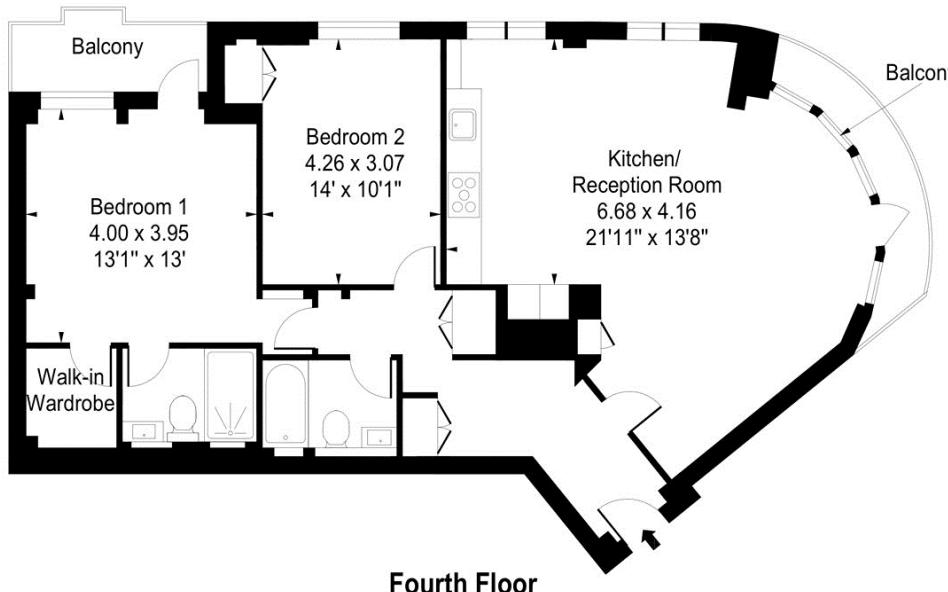
Telephone: +44 (0) 207 253 2533.



Millennium Heights,
Britton Street, EC1M



Approximate Gross Internal Area = 1018 sq ft / 94.57 sqm
Approximate Balcony Area = 85 sq ft / 7.90 sqm



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		
(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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