



An exceptional second floor apartment in the highly sort after Dance Square

**Dance Square, Peartree Street, Clerkenwell, London, EC1V**

£650,000 Leasehold





1 Bedroom • 1 Bathroom • 1 Reception Room

Lease in excess of 200 years • Large balcony • Light and airy •  
24 hour concierge • High specification • Great transport links •  
EPC Rating: C

#### About this property

An exceptional second floor apartment with West facing balcony in the highly sort after Dance Square development.

Offered to the market with a lease in excess of 200 years is this beautifully presented one bedroom apartment with a large West facing balcony. Located in the modern gated development; Dance Square, which is equidistant to Farringdon, Old Street and Barbican Underground Stations.

The building benefits from, 24 hour concierge, videophone entry and lift access. Additional benefits include: day concierge, good storage, built-in wine cooler, separate utility area, good natural light throughout, a quiet location and double glazing.

#### Local Information

Dance Square is located on Peartree Street which is located equidistant to Farringdon and Old Street Underground Stations and is within strolling distance of the bars and restaurants of Clerkenwell.

#### Tenure

Leasehold

#### Local Authority

London Borough of Islington

#### Energy Performance

EPC Rating = C

#### Viewing

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

Telephone: +44 (0) 20 7253 2533.



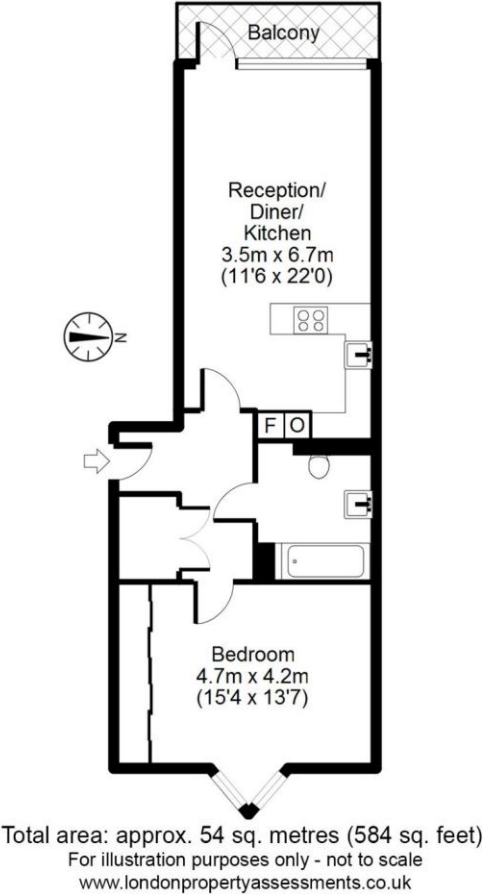






Dance Square, Peartree Street, Clerkenwell, London, EC1V  
Gross Internal Area 584 sq ft, 54 m<sup>2</sup>

Dance Square, EC1V  
Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	80
(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	

**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20191030GEVP

