



# Stunning two bedroom apartment near Chancery Lane.

**Equiano Court, Baldwins Gardens, London, EC1N**

Offers in excess of £875,000 Leasehold (Lease expiry April 2148)



- Two bedrooms • Approx 820sqft • Modern development
- Sympathetically built in Edwardian style • Dedicated study area
- Close to Chancery Lane Tube

#### Local Information

Equiano Court is accessed from Baldwins Gardens, on the edge the Hatton Garden conservation area, well known as the centre of London's jewellery trade.

Chancery Lane is approximately 270 yards and Farringdon Tube is approximately 400 yards (source: Streetcheck.co.uk).

There are an abundance of local amenities in the immediate area in Farringdon and Clerkenwell.

#### About this property

A superb two bedroom apartment in a recently completed development near Chancery Lane. Bourne, EC1 is a collection of stylish apartments within a Grade II listed Edwardian estate.

The apartments are to a high specification with solid oak floors, bespoke kitchens, wine cooler and brick-tiled splash-backs which echo a defining feature of the original estate's Edwardian architecture. This particular unit has two bedrooms, open plan lounge/kitchen and a generous hallway which is used as a study. The principal bedroom has ample storage thanks to the bespoke wardrobes.

Bourne EC1, designed by Matthew Lloyd Architects, is a winner of the RIBA London Awards 2018.

#### Tenure

Leasehold (Lease expiry April 2148)

#### Local Authority

London Borough Of Camden

#### Council Tax

Band = E

#### Ground Rent

£450 per annum

#### Service Charge

£4023 per annum

#### 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.

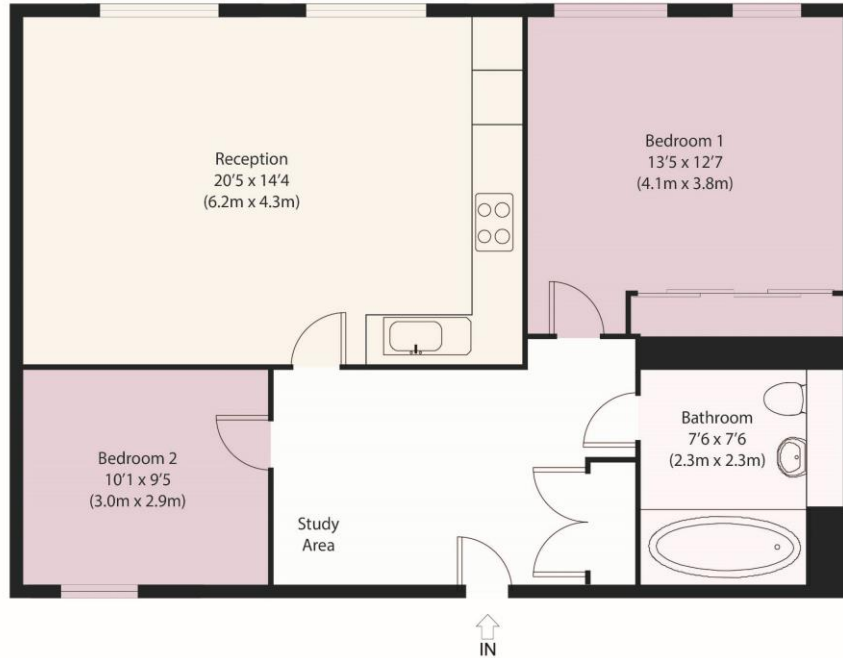




Equiano Court, Baldwins Gardens, London, EC1N  
 Gross Internal Area 820 sq ft, 76 m<sup>2</sup>

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**Nick Verdi**  
 Clerkenwell  
 +44 (0) 207 253 2533  
 nick.verdi@savills.com



Fourth Floor  
 Approximate Gross Internal Area  
 820 sq ft (76 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisers should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.eigphoto.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	86	86
(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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