



Immaculately presented two double bedroom apartment

Dance Square, Clerkenwell, London, EC1V

£850,000 Leasehold

savills

2 Bedrooms • 1 Bathroom • 1 Reception Room

Private Balcony • Immaculate Throughout • Gated Development • 24 Hour Concierge • Bike Storage • Lift Access • Long Lease

About this property

A particularly spacious and well presented, courtyard facing, two bedroom apartment. Located on the first floor in the highly sought after gated development Dance Square. 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 communal gardens. The internal specification is of a high standard, including under floor heating throughout. Other benefits include: a twenty four hour, seven day a week concierge service, secure key fob entry and lift access.

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 various amenities found in central Clerkenwell along with the bars and restaurants found in Shoreditch. Once Crossrail opens the property will also benefit from direct access to Heathrow airport.

Tenure

Leasehold

Local Authority

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.





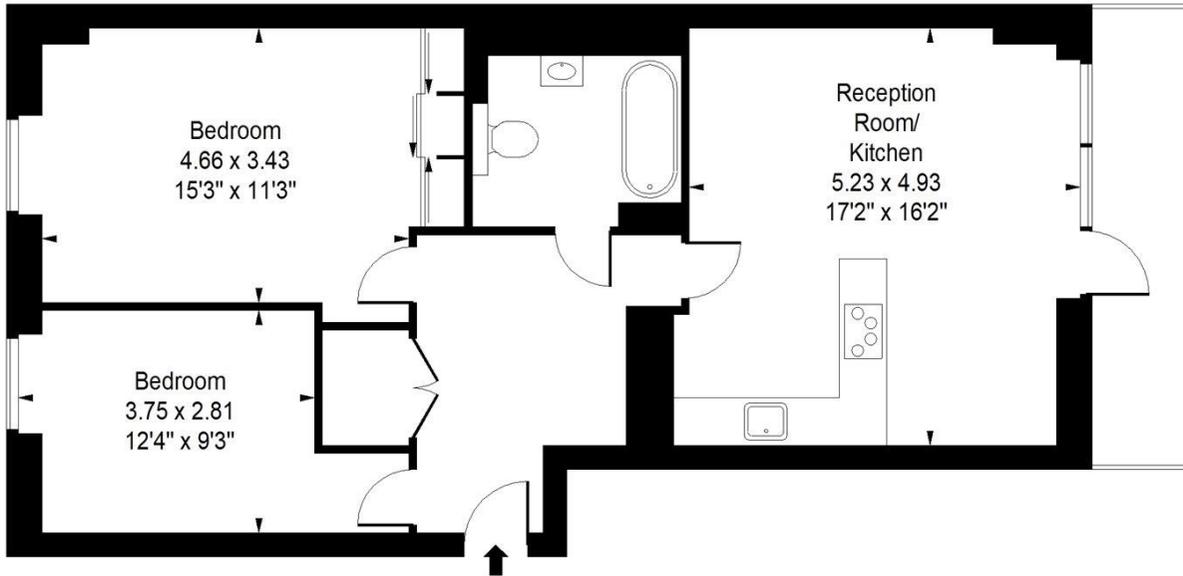
Dance Square, Clerkenwell, London, EC1V
 Gross Internal Area 819 sq ft, 76.1 m²



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Dance Square
Pear Tree Street, EC1V
 Approximate Gross Internal Area = 819 sq ft / 76.09 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	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	

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