



A beautifully presented one bedroom garden flat

City Road, Clerkenwell, London, EC1V

£550,000 Leasehold (87 years remaining)



1 Bedroom • 1 Bathroom • 1 Reception Room

Solid wood floors • Private courtyard garden • Own entrance • Spacious reception • Separate kitchen • Close to Angel tube • Moments from Regent's Canal

About this property

A beautiful, well-proportioned, bright, garden flat within a period terrace. Located just South of Angel Underground station, the property is extremely well positioned for access to Angel, the City, Hoxton, Shoreditch, Old Street and King's Cross.

The flat, which benefits from its own private entrance, has been overhauled by the current owner and is finished to a high standard throughout with solid wood floors, bespoke fitted wardrobes, high ceilings, shutters and column radiators. The kitchen and bathroom are both recently appointed and incredibly well presented.

To the rear is a private, south facing courtyard garden complete with built-in masonry barbecue, which is perfect for entertaining.

Local Information

City Road connects Angel and Old Street offering excellent transport links and plenty of restaurants, nightlife and shopping facilities.

Angel tube station is approximately 380 yards and Old Street Tube Station is approximately 0.7 Miles (Source: Streetcheck.co.uk).

Tenure

Leasehold (87 years remaining)

Local Authority

Islington = Band C

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.

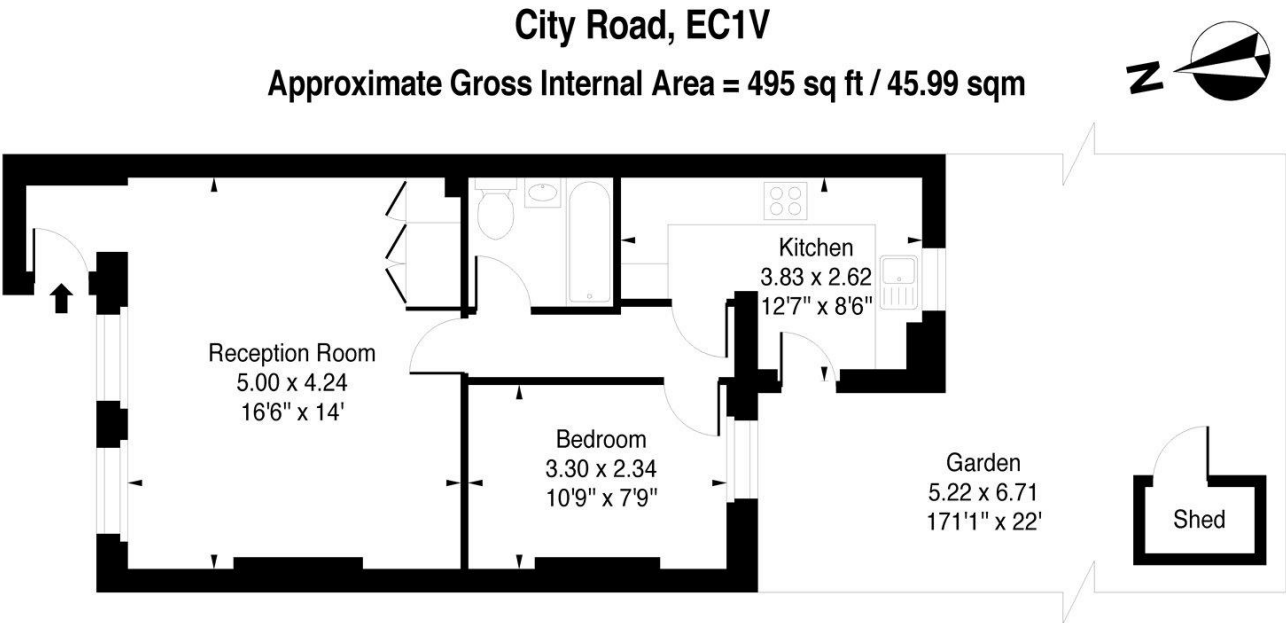




City Road, Clerkenwell, London, EC1V
Gross Internal Area 495 sq ft, 46 m²


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Lower Ground Floor

Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only
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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	71	76
EU Directive 2002/91/EC 		

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