



# A bright modern apartment in the heart of Clerkenwell

Horseshoe Court, 11 Brewhouse Yard, London, EC1V

£875,000 Leasehold





## 2 Bedrooms • 2 Bathrooms • 1 Reception Room

Two double bedrooms • Popular modern development • Peaceful courtyard location • Open plan kitchen/reception room • Balcony • Dual aspect lounge • Concierge

### About this property

Positioned on the second floor of this incredibly popular modern development in the heart of Clerkenwell, is this quiet and well arranged two double bedroom apartment. With views towards Northburgh Street and Dallington Street, the apartment is finished to a high standard with an open-plan kitchen/reception, a large balcony which is accessed off the reception and master bedroom, two double bedrooms - the master with an ensuite, a further guest bathroom and ample storage.

### Local Information

Brewhouse Yard is a courtyard development off St John Street, close to Angel, Farringdon and Barbican underground stations. It is perfect for access to local amenities such as Waitrose, Whitecross Street market, Hatton Garden and Smithfield. It is a short walk from both Barbican and Farringdon underground stations - the latter which will soon serve the Queen Elizabeth Line.

### Tenure

Leasehold

### Local Authority

Islington

### Energy Performance

EPC Rating = To be confirmed

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clerkenwell Office.  
Telephone: +44 (0) 20 7253 2533.





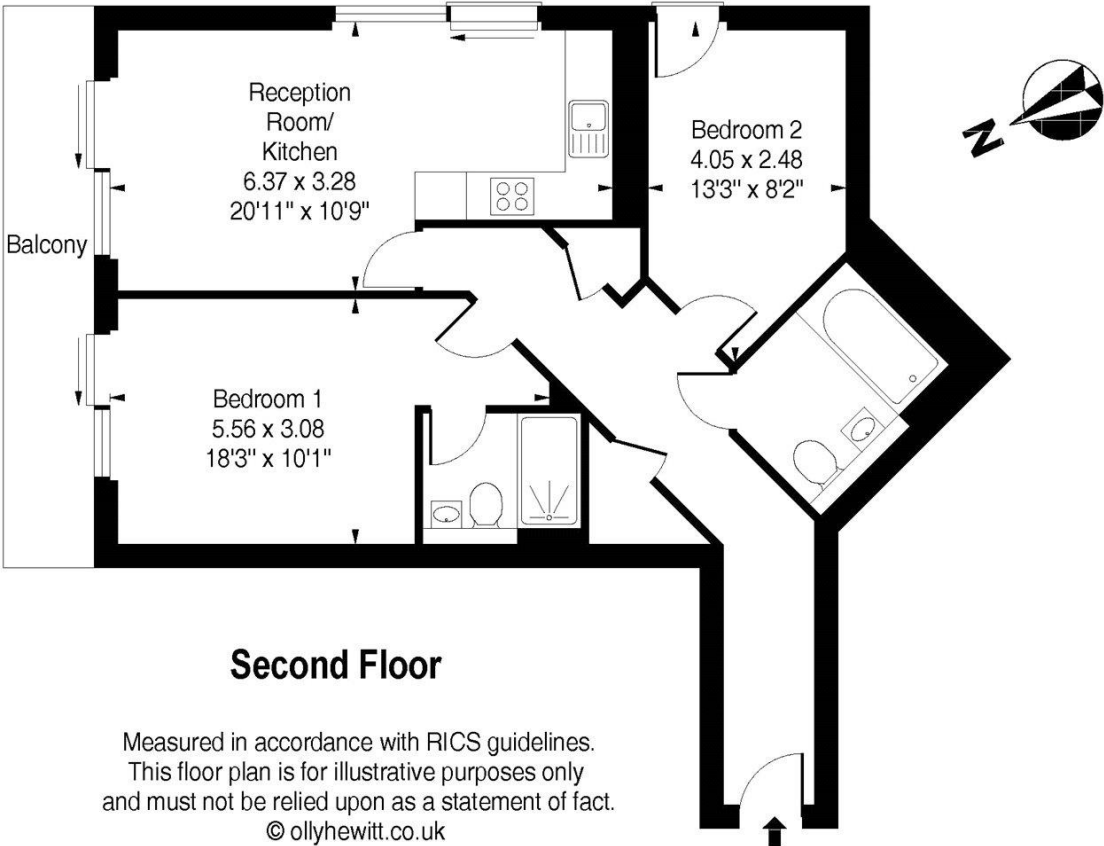



Horseshoe Court, 11 Brewhouse Yard, London, EC1V  
Gross Internal Area 721 sq ft, 67 m<sup>2</sup>

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**Horseshoe Court, Brewhouse Yard, EC1V**  
**Approximate Gross Internal Area = 721 sq ft / 66.98 sqm**



| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs   |         |           |
| (92+) <b>A</b>  |         |           |
| (81-91) <b>B</b>  | 81      | 86        |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs   |         |           |
| England, Scotland & Wales EU Directive 2002/91/EC  |         |           |

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