



## A generous Grade II Listed maisonette with South facing garden

**St John Street, Clerkenwell, London, EC1V**

£775,000 Share of Freehold

savills



1 Bedroom • 1 Bathroom • 2 Reception Rooms

Grade II Listed • Maisonette • Share of Freehold •  
Conservatory • Private Garden • Chain Free

### About this property

This generous one double bedroom garden flat is set over the ground and lower ground floors of a handsome Grade II listed building in Clerkenwell.

This well-proportioned property is approximately 810 sqft. Offering an array of period features, this light and airy home is comprised of a spacious double reception room, a large master bedroom, a family bathroom and a kitchen that leads to a bright conservatory / dining room. The property benefits from a South West facing private garden and is sold with a share of the freehold.

### Local Information

The property is located moments from Angel underground and the amenities of Upper Street. Sadler's Wells Theatre is a short walk away as is Exmouth Market and Farringdon Station.

### Tenure

Share of Freehold

### Local Authority

London Borough Of Islington

### Energy Performance

EPC Rating = D

### Viewing

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





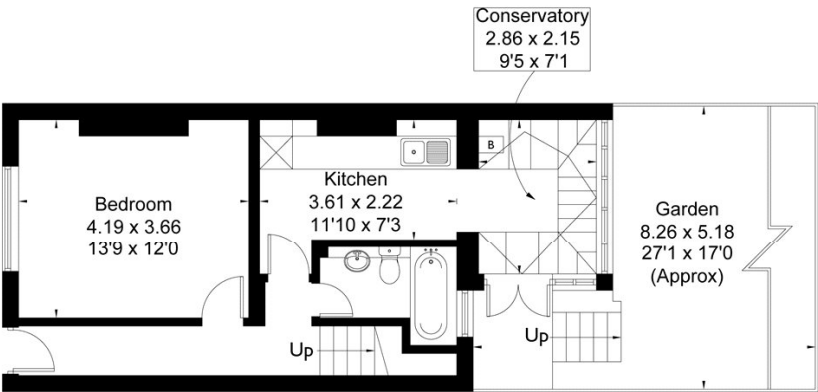




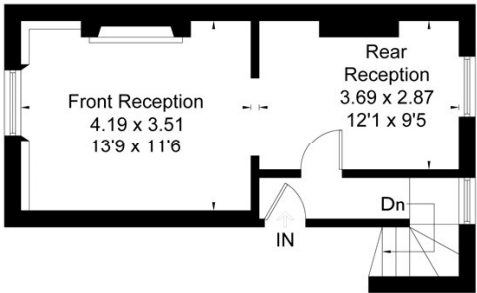
St John Street, Clerkenwell, London, EC1V  
Gross Internal Area 810 sq ft, 75.3 m<sup>2</sup>

Tom Willing  
Clerkenwell  
+44 (0) 20 7253 2533  
tom.willing@savills.com

Approximate Area = 75.3 sq m / 810 sq ft

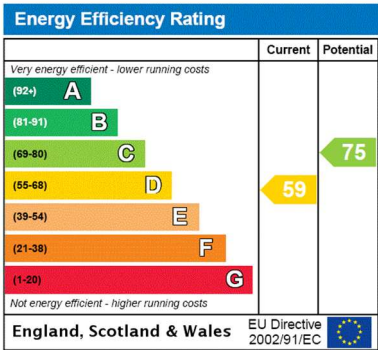


Lower Ground Floor  
Area = 45.1 sq m / 485 sq ft



Ground Floor  
Area = 30.2 sq m / 325 sq ft

Drawn for illustration and identification purposes only by fourwalls-group.com 234533



**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

