



# A three storey house in a peaceful development

**Enclave Court, 2 Dallington Street, London, EC1V**

£2,200,000 Leasehold





3 Bedrooms • 2 Reception Rooms • 3 Bathrooms

Triplex House/Apartment • Peaceful and prestigious development • Courtyard garden and roof terrace • Secure Parking Space • Three double bedrooms • Chain free

#### About this property

An impressive three storey dwelling with outside space and secure parking.

The property spans in excess of 2,000 square feet over three floors, and has direct access to a courtyard on the ground and a private terrace on the first floor.

Internally, all the rooms are generously proportioned with ample storage space. The ground floor has a kitchen/diner, bedroom with ensuite, w/c and utility area. There is a large 'L' shaped reception on the first floor with a fantastic glass wall allowing natural light into the stairwell. The top floor has two further double rooms both with their own ensuite shower room.

Enclave court is a sought after development in a secure gated environment.

#### Local Information

Dallington Street is quietly positioned between Goswell Road and St John St.

This is a prime location in Clerkenwell, convenient for access to Islington, Old Street, Farringdon and Barbican.

Transport links include stations at Barbican, Farringdon and Old Street. Farringdon station is also

set to further benefit from the opening of Crossrail.

#### Tenure

Leasehold

#### Local Authority

#### Energy Performance

EPC Rating = C

#### Viewing

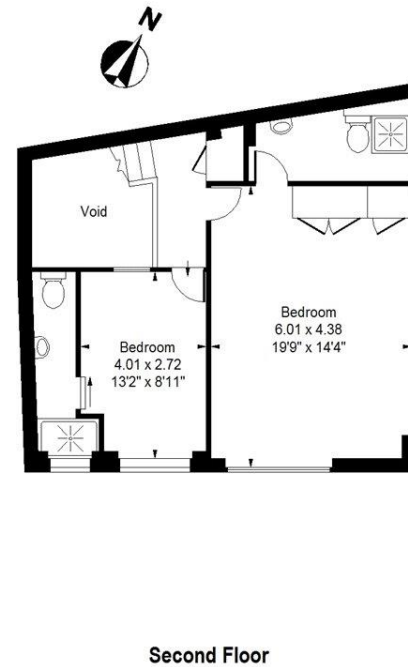
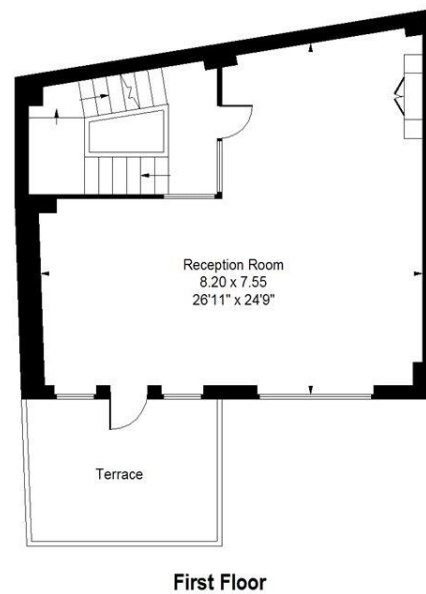
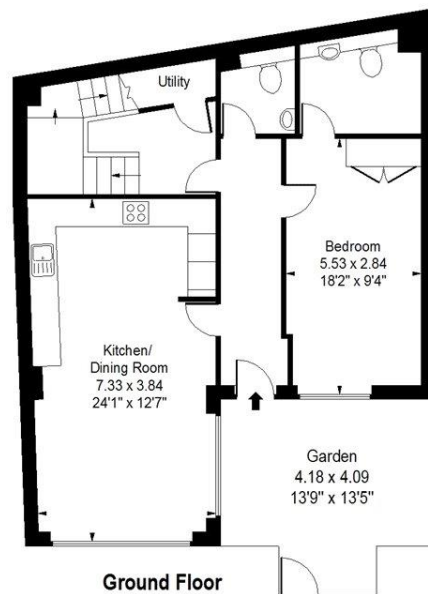
All viewings will be accompanied and are strictly by prior arrangement through Savills Clerkenwell Office.  
Telephone: +44 (0) 20 7253 2533.







**Enclave Court,  
Dallington Street, EC1V**  
Approximate Gross Internal Area = 2037 sq ft / 189.24 sqm



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+)	<b>A</b>		
(81-91)	<b>B</b>		
(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		70	75
EU Directive 2002/91/EC			

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