



A two bedroom apartment with stunning views

Dance Square, London, EC1V

£810,000 Leasehold (116 years remaining)



2 Bedrooms • 2 Bathrooms • 1 Reception Room

Stunning views over the City • Communal gardens • Private balcony • Under floor heating • Concierge • Popular Clerkenwell development

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

About this property

A two bedroom apartment with stunning views.

Dance Square is a well established, popular, purpose built development which is designed around well tended communal gardens.

There are two good sized double bedrooms, a family bathroom, ensuite, open plan kitchen/ living room and a good sized private balcony with a stunning view over the City.

The internal specification is of a high standard, including under floor heating throughout. Other benefits include: concierge service, secure key fob entry and lift access.

Tenure

Leasehold (116 years remaining)

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.

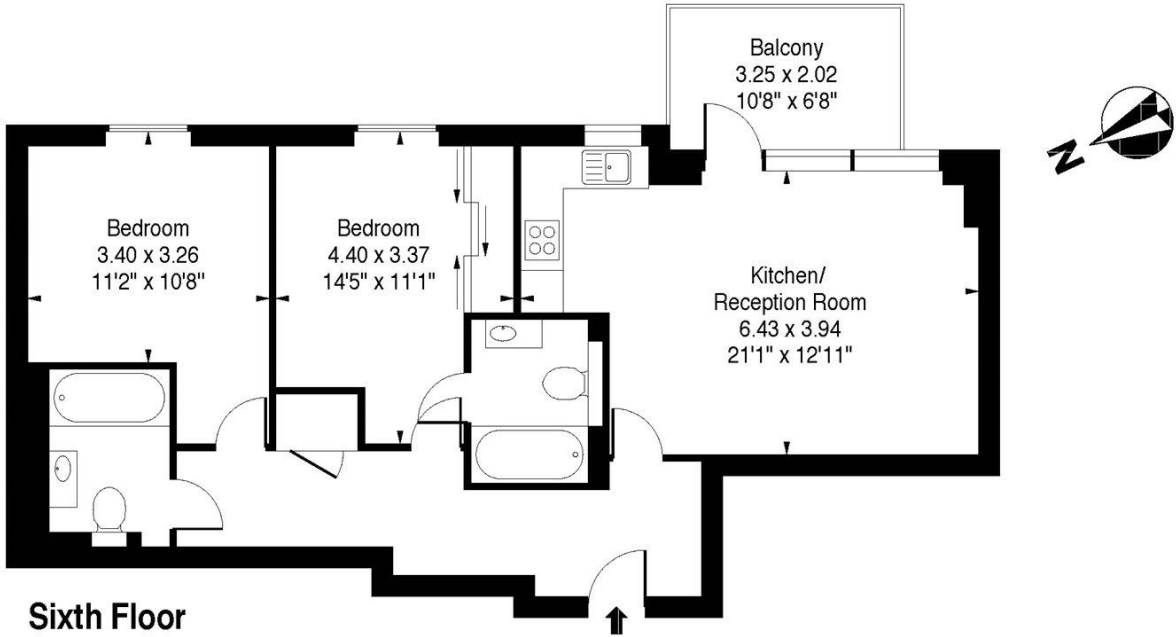




Dance Square, London, EC1V
Gross Internal Area 774 sq ft, 71.9 m²

Dance Square, EC1V

Approximate Gross Internal Area = 774 sq ft / 71.90 sqm
Approximate Gross Balcony Area = 70 sq ft / 6.50 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+) A		
(81-91) B		
(69-80) C	77	79
(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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