

A beautifully finished fourth floor apartment

Dance Square, Central Street, Clerkenwell, EC1V

£625,000 Leasehold (117 years remaining)



1 Bedroom • 1 Bathroom • 1 Reception Room

Excellent central location • 1 bedroom, 1 bathroom • Concierge
• Under floor heating • Large private balcony • Chain free

Local Information

Clerkenwell is an area of central London in the London Borough of Islington. Once home to Oliver Cromwell and featuring in Charles Dickens' 'Oliver Twist' the historic Clerkenwell is now home to some of the best restaurants in London.

The popular and trendy Smithfield Market is close by with a selection of well known restaurants and bars.

Set within large private gardens punctuated by water features, walkways and perfectly manicured, tree-lined courtyards this new development is in an unbeatable location in Clerkenwell just South West of Old Street Station.

Goswell Road has two bus routes towards Waterloo Station, Archway Station, Whipps Cross roundabout and St Bartholomew's Hospital.

Old Street station is approximately 900 metres walk and is on the Bank branch of the Northern Line. Moorgate, Bank/Monument and London Bridge are all within three stops, and Kings Cross, with its extensive links to the rest of London, is two stops away.

About this property

Set on the fourth floor in this stunning development. This beautiful apartment features under floor heating in the spacious open plan reception room.

The high gloss white kitchen and bathroom all features high specification fittings and there is access to a large private balcony.

This secure development is positioned around a well tended communal garden. Further benefits to residents include concierge and lift.

Tenure

Leasehold (117 years remaining)

Local Authority

Islington Council, London

Energy Performance

EPC Rating = C

Viewing

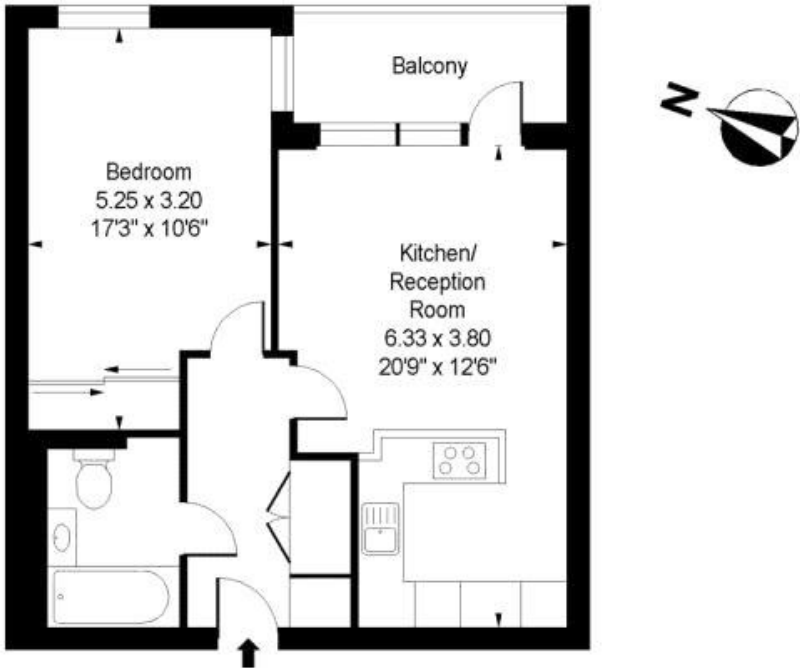
All viewings will be accompanied and are strictly by prior arrangement through Savills Clerkenwell Office.
Telephone: +44 (0) 20 7253 2533.






Dance Square, Central Street, Clerkenwell, EC1V
Gross Internal Area 539 sq ft, 50.1 m²

Dance Square, EC1V
Approximate Gross Internal Area = 539 sq ft / 50.07 sqm



Fourth Floor

Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only and is not to scale.
Dotted lines indicate restricted head height unless marked otherwise.

| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 78 | 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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