



Stunning penthouse apartment near Old St

Merino Court, 154 Lever Street, London, EC1V

£1,200,000 Leasehold (111 years remaining)



2 Bedrooms • 2 Bathrooms • 1 Reception Room

Duplex Penthouse apartment • Two private balconies •
Immaculate presentation • Close to Old Street • Parking space
• Air conditioning • Superfast broadband • Separate WC

Local Information

Merino Court is located on Lever Street, a side turning off City Road. The apartment is located approximately 400 yards from Old Street Station and offers easy access on foot into the City of London.

Source: Streetcheck.co.uk.

About this property

A stunning penthouse apartment with dual aspect balconies.

The duplex apartment sits on the fourth and fifth floor of a handsome brick fronted block. The lower of the floors has two well proportioned bedrooms two bathrooms and an inviting entry hall with ample storage. The upper floor is a bright, open-plan lounge and kitchen with a dedicated dining area. The main balcony to the front faces due south and can be access via the two sets of doors from the living space. To the rear, a further balcony comes off the kitchen.

Internally the flat has been recently redecorated with an oak floor and a replacement staircase which maximises useable space. Further benefits include superfast broadband, air conditioning and secure parking.

Tenure

Leasehold (111 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.

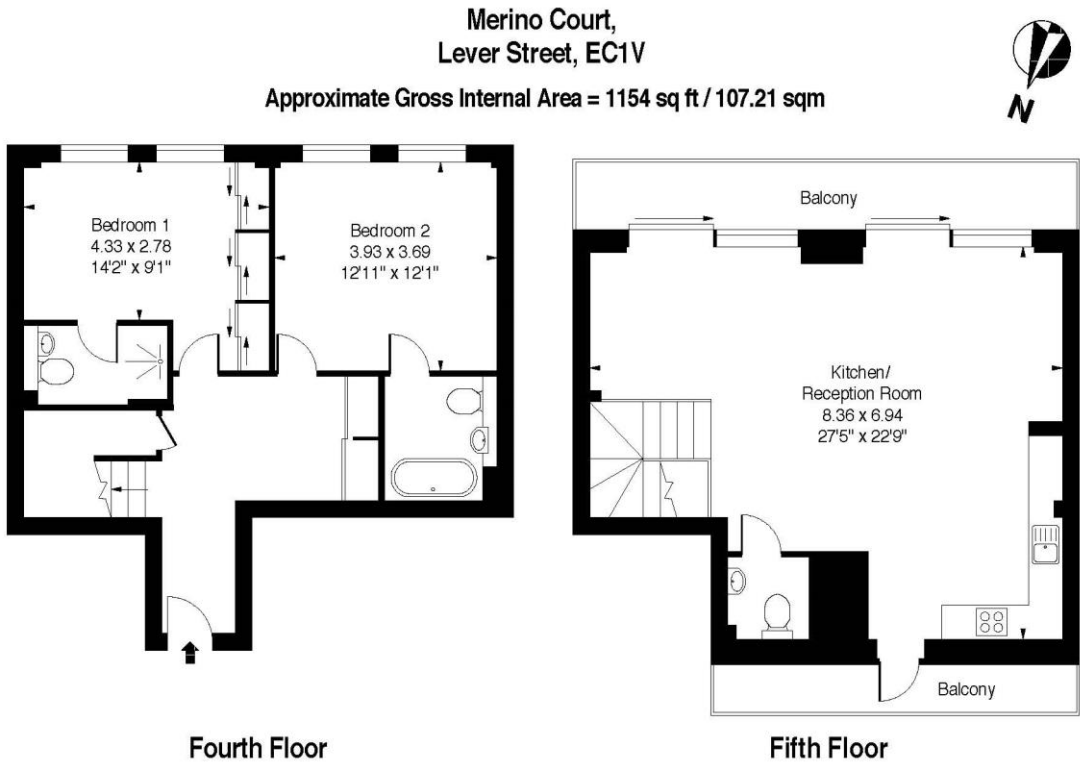





Merino Court, 154 Lever Street, London, EC1V
Gross Internal Area 1154 sq ft, 107.2 m²

 OnTheMarket.com |  savills | savills.co.uk

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Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only
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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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