



A one bedroom apartment with City views

Dance Square, London, EC1V

£635,000 Leasehold (116 years remaining)



1 Bedroom • 1 Bathroom • 1 Reception Room

Sixth floor apartment • Stunning City views • Private balcony • Concierge • Communal gardens • Popular Clerkenwell development

Local Information

Dance Square is located on Peartree Street which is approximately equidistant from Farringdon, Barbican and Old Street Underground Stations and is within walking distance of the bars and restaurants of Clerkenwell and Angel.

About this property

A modern one bedroom with stunning views into the City. Dance square is a popular and well established development in Clerkenwell.

The flat is on the sixth floor of one of the taller blocks, situated in the center of the development and surrounded by communal gardens. Neither the sitting/dining room or the bedroom are overlooked by others due to its position.

The property is good decorative order and has modern kitchen and bathroom suite. The double bedroom has a bank of fitted wardrobes and the open plan lounge and kitchen lead out to a private balcony which looks toward the City.

Tenure

Leasehold (116 years remaining)

Local Authority

Islington Council, London

Energy Performance

EPC Rating = C

Viewing

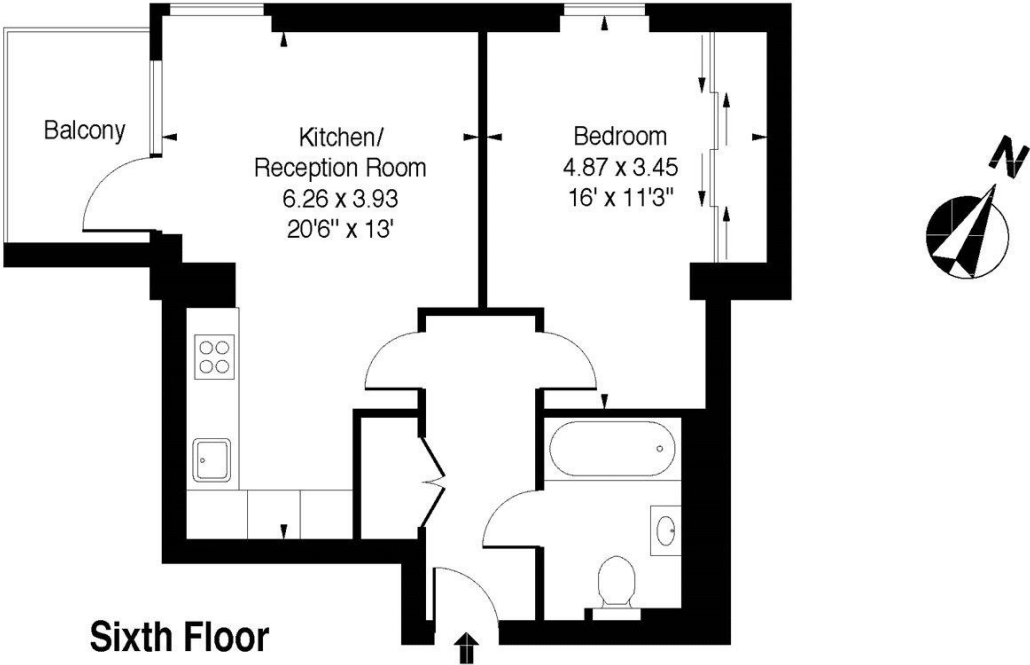
All viewings will be accompanied and are strictly by prior arrangement through Savills Shoreditch Office.
Telephone: +44 (0) 207 578 6200.






Dance Square, London, EC1V
Gross Internal Area 492 sq ft, 45.7 m²

Dance Square, EC1Y
Approximate Gross Internal Area = 492 sq ft / 45.71 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	78	80
(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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