



# A stylish first floor apartment with West facing balcony

**Dance Square, Pear Tree Street, Clerkenwell, EC1V**

£630,000 Leasehold (116 years remaining)





## 1 Bedroom • 1 Bathroom • 1 Reception Room

Good sized double bedroom • West facing balcony • Chain free • Long lease • Popular development • EPC Rating: C

### Local Information

Dance Square is located on Peartree Street which is equidistant to Farringdon (due to benefit from Crossrail due to open in 2021), Old Street and Barbican Underground Stations. The property is also a short walk from the various amenities found in Clerkenwell as well as the ever popular Whitecross Street.

### About this property

Located in the highly sort after gated development; Dance Square is this beautifully presented one bedroom apartment with a large West facing balcony. Additional benefits include: 24 hour concierge, videophone entry and lift access. Offered to the market chain free with a long lease.

### 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 Clerkenwell Office.  
Telephone: +44 (0) 20 7253 2533.





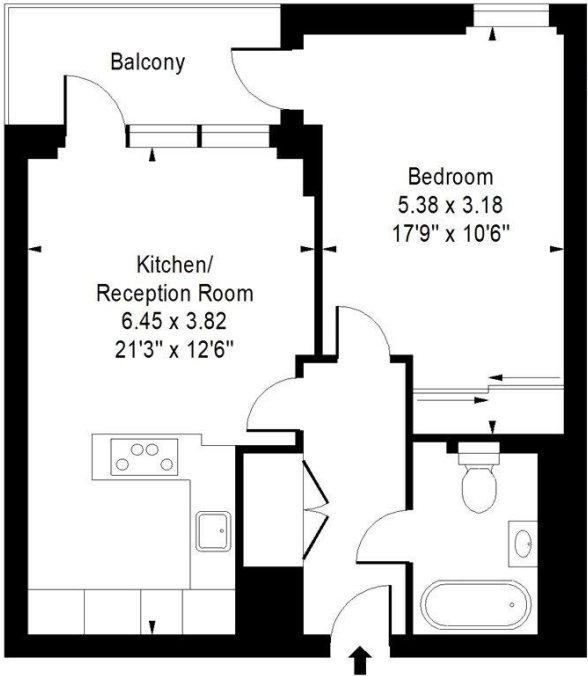




Dance Square, Pear Tree Street, Clerkenwell, EC1V  
Gross Internal Area 539 sq ft, 50.1 m<sup>2</sup>

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**Dance Square, EC1**  
Approximate Gross Internal Area = 539 sq ft / 50.07 sqm



### First Floor

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>	78	79
(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	EU Directive 2002/91/EC 	

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