



# A well presented fifth floor apartment with parking

**Dance Square, London, EC1V**

£650,000 Leasehold (115 years remaining)





## 1 Bedroom • 1 Bathroom • 1 Reception Room

Fifth floor apartment • Secure parking space • Ample storage • Private balcony • Corian work surfaces • Concierge • Communal gardens

### Local Information

Dance Square is located on Peartree Street, approximately equidistant to Farringdon and Old Street Underground Stations and is within strolling distance of the bars and restaurants of Clerkenwell.

This location appeals to a wide range of buyers due to the close proximity of Shoreditch, Islington and Farringdon.

### About this property

A well presented one bedroom apartment in the popular Dance Square development.

The flat occupies part of the fifth floor and is located within the communal gardens of the development with peaceful aspects on both sides.

The kitchen is finished to a high standard, Corian work surfaces, integrated wine fridge and ceramic hob. There is a private balcony, ample storage and the property is being sold with a secure parking space.

### Tenure

Leasehold (115 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.

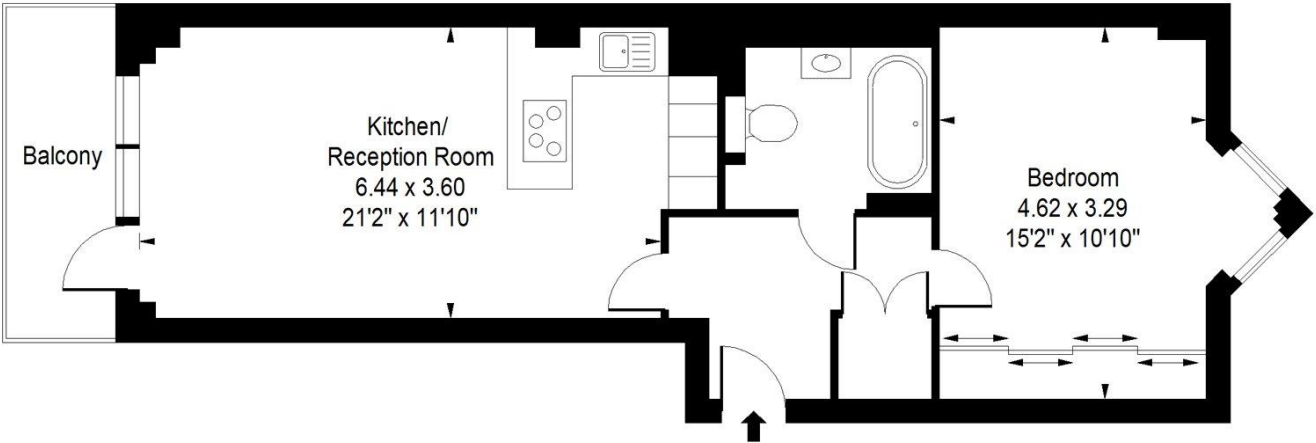
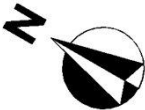







Dance Square, London, EC1V  
Gross Internal Area 575 sq ft, 53.4 m<sup>2</sup>

Dance Square, EC1V  
Approximate Gross Internal Area = 575 sq ft / 53.42 sqm  
Approximate Balcony Area = 60 sq ft / 5.57 sqm



Fifth 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.  
© ollyhewitt.co.uk

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>	79	80
(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 	

**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20201028GEVP

