



A well presented two bedroom, two bathroom apartment located in a highly desirable gated development.

St. John Street, London, EC1V

£850,000 Leasehold (973 years remaining)

savills

- **Two bedrooms • Two bathrooms • Reception room**
- Gated Development • Concierge
- Off-street Allocated Parking • Long Lease • Chain Free

About this property

This well proportioned first floor, two bedroom, two bathroom apartment is located within a highly desirable development in the heart of Clerkenwell. Leeds Court is set at the back of the development and benefits from an east and west-facing aspect with views of the communal courtyard to the front and the early 19th century cottages on Haywards Place to the rear. The accommodation is well presented and comprises of a spacious reception room, two double bedrooms, one of which is en-suite, a separate fully-fitted kitchen and a main family bathroom. Benefits include an allocated parking space and an onsite concierge. Sold chain free with a long lease.

Local Information

Leeds Court is conveniently located for the local amenities of St John Street and central Clerkenwell. Waitrose and a number of highly regarded restaurants, pubs and cafes are within close proximity and Farringdon Station, which will benefit from the imminent arrival of Crossrail, is also a short walk away.



Tenure

Leasehold (973 years remaining)

Local Authority

Islington

Energy Performance

EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clerkenwell Office.
Telephone: +44 (0) 207 253 2533.





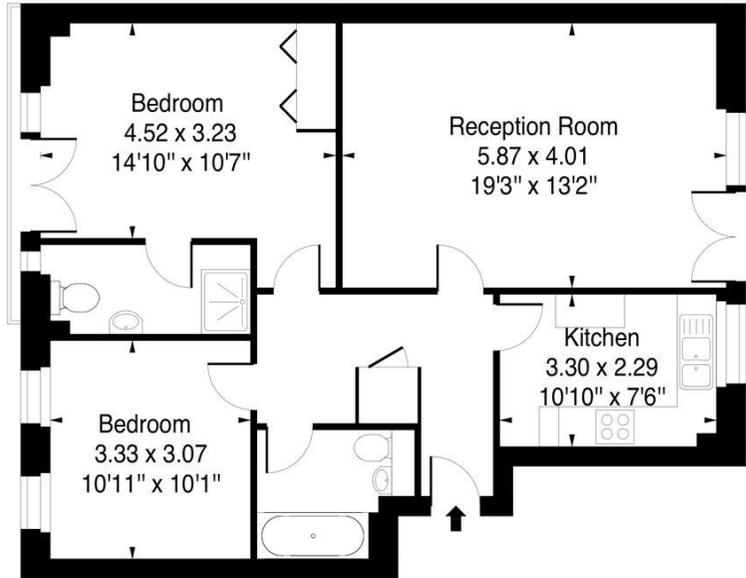
St. John Street, London, EC1V
 Gross Internal Area 831 sq ft, 77.2 m²



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Leeds Court,
 St John Street, EC1V
 Approximate Gross Internal Area = 831 sq ft / 77.20 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-)	A		
(81-91)	B	83	83
(69-80)	C		
(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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