



Attractive Grade II listed Freehold house.

Britton Street, London, EC1M

Asking Price £3,550,000 Freehold



• **Five bedrooms • Four bathrooms • Three reception rooms**

- Grade II Listed Freehold House • Over 3,000sqft
- South-Facing Terrace • Three bathrooms
- Kitchen/diner with glass roof • Close to Crossrail station

About this property

An attractive Grade II listed Freehold house located on Britton Street in Clerkenwell.

The entrance level comprises of two reception rooms, leading to a kitchen diner which has a superb glass ceiling light. The basement area comprises of a large double bedroom with a walk-in wardrobe which leads on to an en suite bathroom. There is also a utility room and a cellar, plus a door that leads to two vault areas under street level.

On the first floor there is a reception room with two large sash windows, two Juliet balconies and a wood burner. To the rear is an office area with access to a south-facing terrace.

The second floor accommodates the principal bedroom with a spacious en suite with a free-standing bath and a separate shower. On the top floor is another large bedroom with a sitting area and an en suite shower room.

Local Information

Britton Street is arguably Clerkenwell's finest residential turning with a number of notable period houses and numerous popular apartment blocks. The lack of through traffic coupled with close proximity to Farringdon station and the ease of access into the West End are good reasons why it is so adored.

Farringdon is a Thameslink station and is on the Queen Elizabeth Line. There are numerous bus links into the West End and the local area has a wide selection of shops, restaurants and some of London's most historic pubs.

The nearby Smithfield Meat market is subject to regenerations plans to develop into mixed use site which will include the new Museum of London, events space and a series of shops and restaurants.

Tenure - Freehold

Local Authority - Islington

Council Tax - Band = H

Energy Performance - EPC Rating = D

Viewing

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





Britton Street, London, EC1M
Gross Internal Area 3826 sq ft, 305.3 m²


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Approximate Area = 290.4 sq m / 3126 sq ft (Including Internal Vault)
External Vaults = 14.9 sq m / 160 sq ft
Total = 305.3 sq m / 3286 sq ft
Including Limited Use Area (5.8 sq m / 62 sq ft)
Terrace Area = 9.7 sq m / 104 sq ft
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	78
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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