



OLD STREET, LONDON, EC1V 9AN

Unfurnished, £1,700 pw (£7,366.67 pcm) + fees and other charges apply.*

Available from 19/07/2019



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• Dual aspect, open plan kitchen and reception room • 4 private terraces • 2 private balconies • Dressing room • Immaculately presented • Gated off street parking • EPC Rating = B • Council Tax = G

Description

A truly stunning duplex penthouse apartment with off street parking arranged over the fifth and sixth floors of this boutique, modern development.

Measuring in the region of 2630sqft, the property is exceptionally well presented throughout and boasts fantastic views and entertaining space. On the top floor, there's a dual aspect reception room with two sets of bi-folding doors out to terraces positioned on opposite sides of the room. A contemporary kitchen with integrated appliances, an induction hob and a coffee machine and breakfast bar sits in the far corner and provides access out to a balcony via double doors.

The 4 bedrooms are situated on the fifth floor and the master boasts doors out to both a private balcony and terrace, an en-suite bathroom with a separate shower, free standing bath and two dressing rooms. The three remaining bedrooms are all generous doubles and have doors out to a large terrace. There are also two further bathrooms, one of which is en-suite on this level.

Location

Located at the Clerkenwell Road end of Old Street, the apartment is within 10 minutes' walk of the Barbican and close to both Islington and Shoreditch. A vast array of shops, bars, restaurants and markets can be found close by.

Local transport links provide fast and easy access into Central and West London and Kings Cross St. Pancras international station, with Old Street (0.3 miles), Moorgate (0.7 miles) and Liverpool Street (0.9 miles) all a short walk away.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

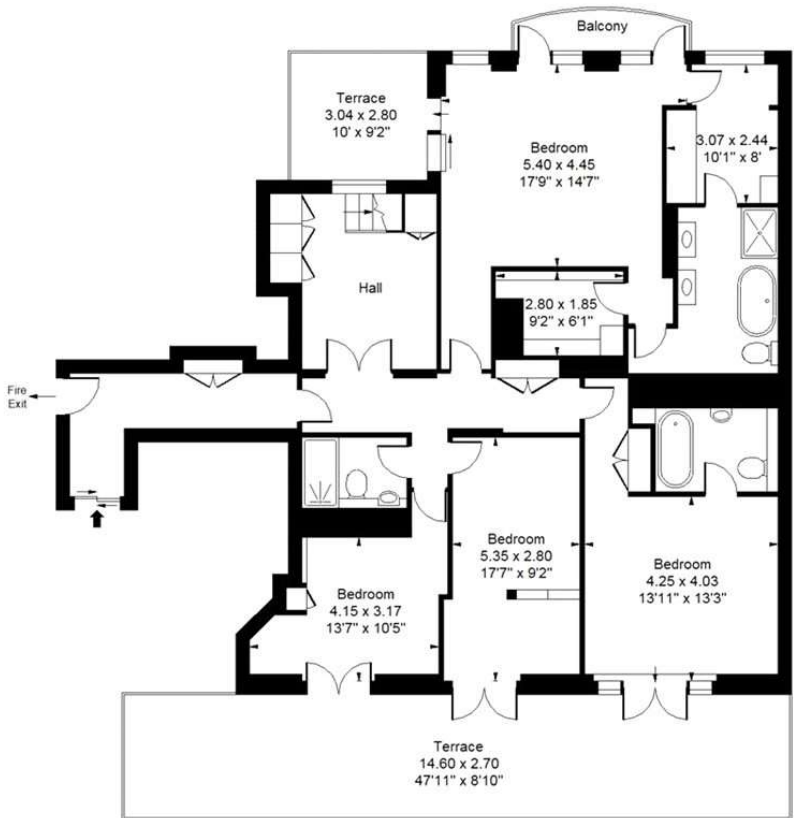
Viewing

Strictly by appointment with Savills.

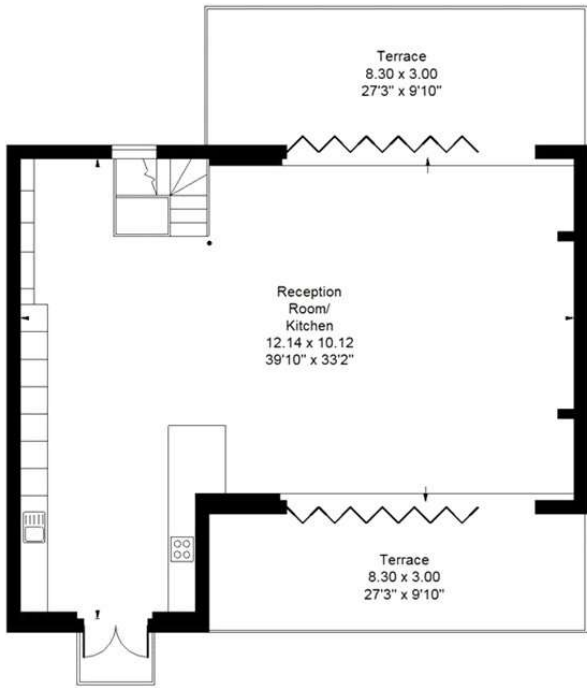


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Approximate Gross Internal Area = 2630 sq ft / 244.33 sqm



Fifth Floor

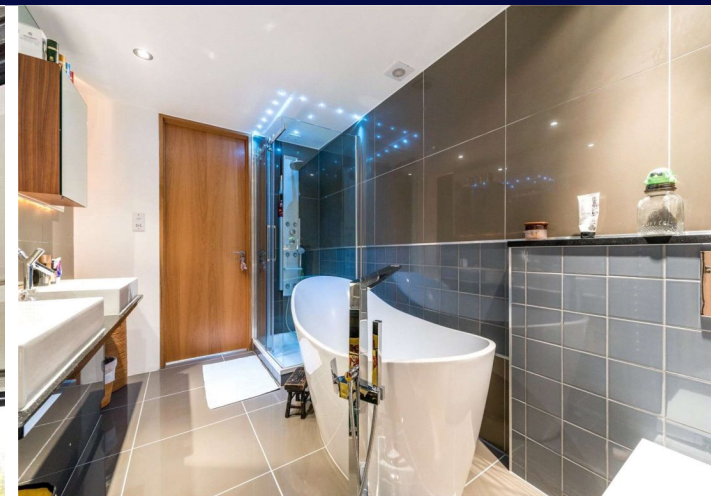


Sixth Floor

Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only and is not to scale.
Dotted lines indicate restricted head height unless marked otherwise.

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	



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190612SHUH

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Shoreditch Lettings

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