



# A well presented modern apartment in the heart of Clerkenwell

**Seward Street, Clerkenwell, London, EC1V**

Guide Price £650,000 Leasehold



## 2 Bedrooms • 1 Bathroom • 1 Reception Room

Offered to the market in immaculate condition • Oak flooring • Contemporary open plan living • No onward chain

### About this property

This recently refurbished modern apartment is set within a small lift serviced development comprising of just 11 apartments.

The apartment offers a contemporary open plan kitchen and reception room with oak flooring and doors out to a large private terrace. There are 2 double bedrooms, both of which have fitted wardrobes and offering access to the private terrace. The second bedroom also benefits from a sliding door which when opened can create a larger reception space, and the apartment has a modern bathroom.

Offered to the market in immaculate condition throughout and with no onward chain, this property would be ideal for a first time buyer or buy to investor.

### Local Information

Seward Street is situated in the heart of Clerkenwell, just a stones throw away from a huge selection of shops, bars and restaurants the area has to offer. Barbican, Old Street and Farringdon Station are within easy reach and provide access to National Rail, Hammersmith & City, Metropolitan, Northern and Circle Lines.

### Tenure

Leasehold

### Local Authority

Islington = Band F

### Energy Performance

EPC Rating = C

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Shoreditch Office.  
Telephone: +44 (0) 207 578 6200.







Seward Street, Clerkenwell, London, EC1V  
Gross Internal Area 805 sq ft, 74.78 m<sup>2</sup>



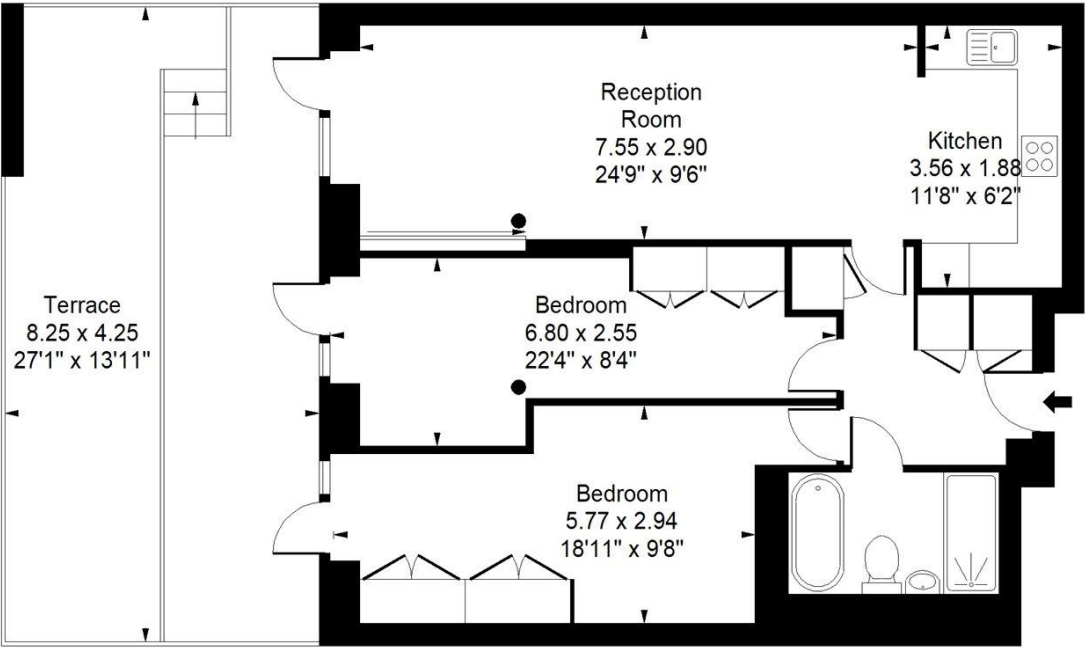
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## Seward Street, EC1V

Approximate Gross Internal Area = 805 sq ft / 74.78 sqm



## Lower Ground 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	83
(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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