



SEWARD STREET, CLERKENWELL, LONDON, EC1V 3PA

Guide Price £1,100,000 - Leasehold



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LONDON, EC1V 3PA

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Offered to the market in immaculate condition •
Duplex apartment • Contemporary open plan
living • No onward chain • Private terrace • Lift •
Underfloor heating

- EPC Rating = C
- Council Tax = G

Description

This stunning duplex penthouse apartment is situated on the 4th and 5th floors of this small lift serviced development comprising of just 11 apartments.

Offering a fantastic entertaining space at 5th floor level, there's a wonderfully light, open plan kitchen and reception room with access out to a private terrace spanning the length of the apartment.

On the lower floor of the apartment, there are 2 generous double bedrooms, both of which have fitted wardrobes. The master bedroom has an en-suite and its own private balcony. There is an additional modern bathroom and 3rd W.C, with ample storage throughout.

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.

Location

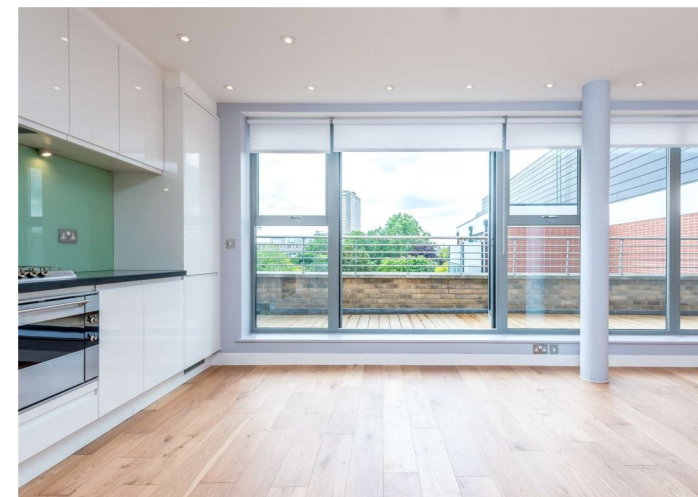
Seward Street is situated in the heart of Clerkenwell, just a stones throw away from a huge selection of shops, bars and restaurants the area has to offer. Barbican, Old Street and Farringdon Station are within easy reach and provide access to National Rail, Hammersmith & City, Metropolitan, Northern and Circle Lines as well as Crossrail from Q4 2019.

Energy Performance

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

Viewing

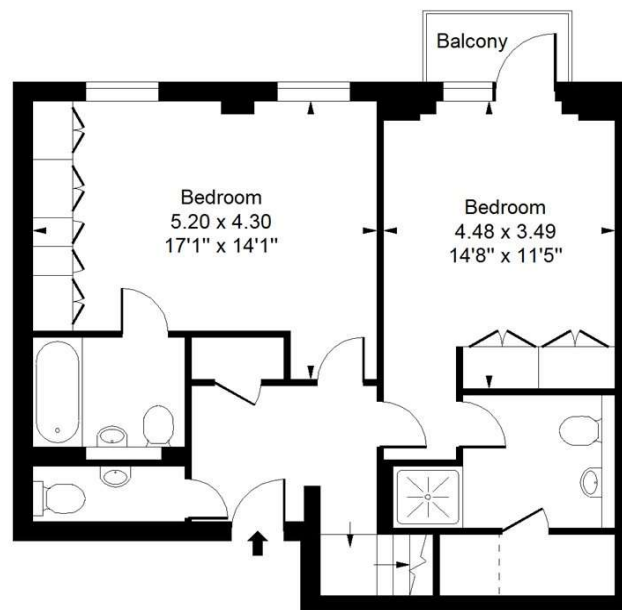
Strictly by appointment with Savills.



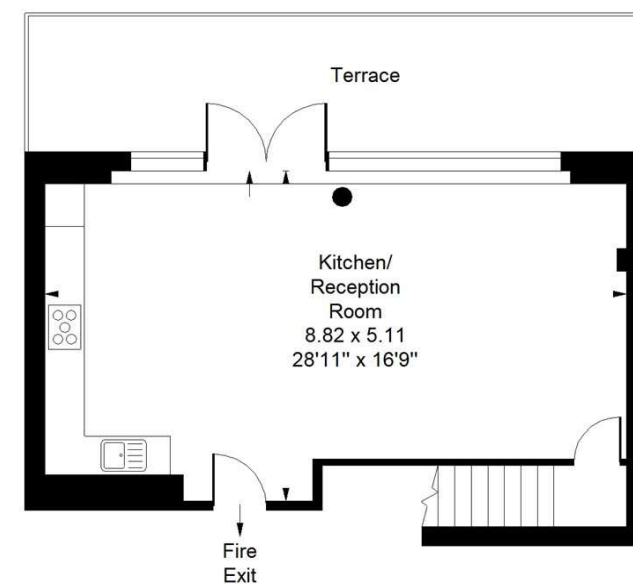


Seward Street, EC1V

Approximate Gross Internal Area = 1145 sq ft / 106.37 sqm



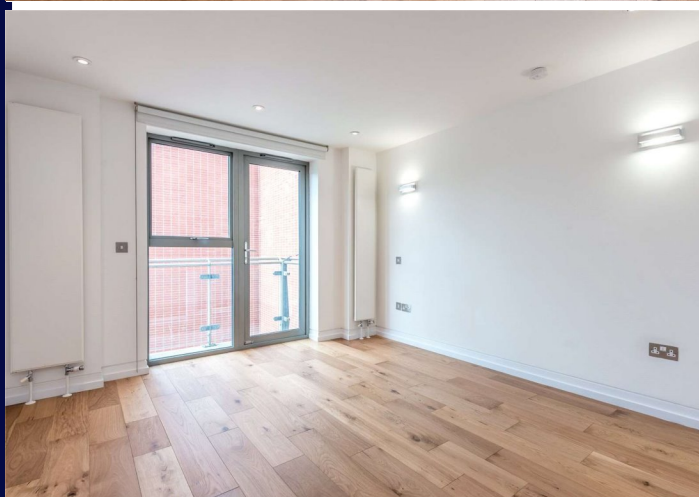
Fourth Floor



Fifth 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.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	81
(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