



A stunning duplex penthouse apartment

Seward Street, Clerkenwell, London, EC1V

£1,100,000 Leasehold



2 Bedrooms • 3 Bathrooms • 1 Reception Room

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

About this property

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 let 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 as well as Crossrail from Q4 2019.

Tenure

Leasehold

Local Authority

Islington

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.

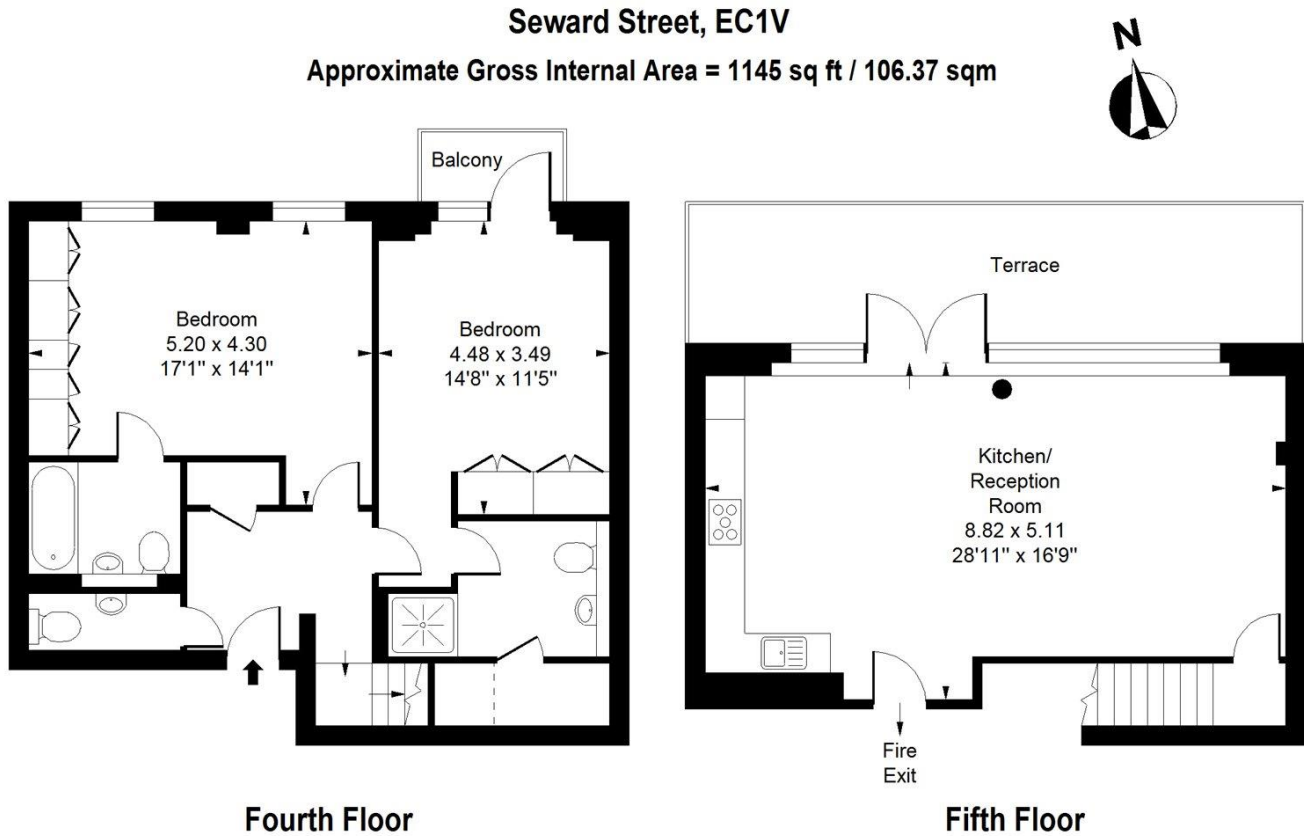





Seward Street, Clerkenwell, London, EC1V
Gross Internal Area 1145 sq ft, 106.4 m²

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Gavin Kennedy
Shoreditch
+44 (0) 207 578 6200
gkennedy@savills.com



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		
(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 	

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