



# A truly stunning and unique freehold property

**Baltic Street East, Clerkenwell, London, EC1Y**

£1,999,995 Freehold





3 Bedrooms • 3 Bathrooms • 2 Reception Rooms

5 terraces • Unique freehold house • Period façade •  
Spectacular City views • Residents parking permit • Victorian  
woodwork warehouse

#### About this property

A truly stunning and unique freehold property, formerly a Victorian woodwork warehouse.

Set behind a period façade, internally the house has been extensively refurbished and now offers flexible accommodation and contemporary interior-design over five floors.

The property boasts fantastic entertaining space. There's a kitchen and dining room with a separate utility room on the ground floor and a stunning, dual aspect reception room on the first floor. The reception room provides access out to the first of five terraces and there is also a guest W.C on this level.

The master bedroom, dressing room and beautiful modern bathroom are on the second floor and the third floor houses another double en suite bedroom. On the fourth floor there's a spectacular dual aspect room with a wonderfully high, curved ceiling and terraces at the front and back. Currently used as a studio, this room has an en suite shower room and would also be ideal for use as a third bedroom or an additional reception.

Offering views of the City skyline from the first floor and above, the property also benefits from a fifth floor roof terrace.

#### Local Information

Baltic Street East is a quiet no-through road located in the heart of Clerkenwell, to the West of the Old Street roundabout and just north of the City. An excellent selection of shops, bars and restaurants are within easy reach and as well as being walking distance from Bank and St. Paul's, the property is incredibly well positioned for transport links. The closest tube stations are Old Street, Moorgate and Barbican.

#### Tenure

Freehold

#### Local Authority

Islington = Band G

#### Energy Performance

EPC Rating = D

#### Viewing

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



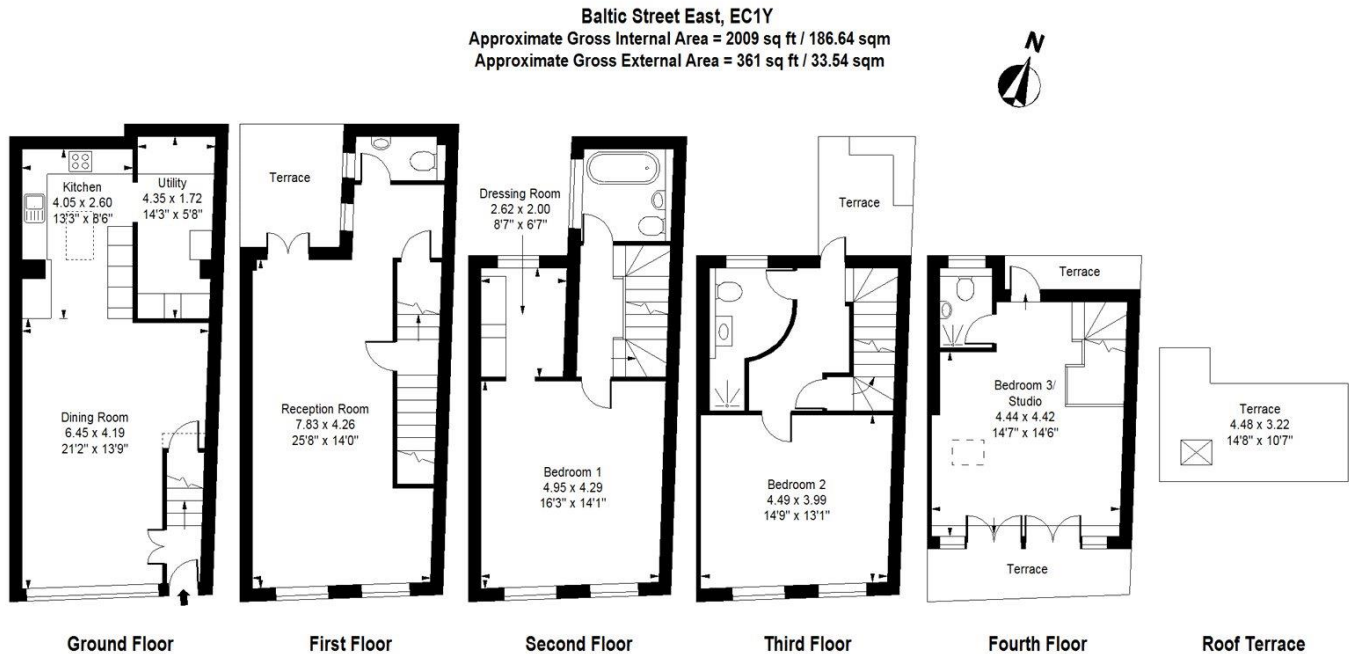







Baltic Street East, Clerkenwell, London, EC1Y  
Gross Internal Area 2009 sq ft, 186.6 m<sup>2</sup>

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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		
(55-68)	D	66	69
(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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