



A modern 2 bedroom apartment located in the heart of Clerkenwell

Seward Street, Clerkenwell, London, EC1V

£795,000 Leasehold (123 years remaining)



2 Bedrooms • 2 Bathrooms • 1 Reception Room

Offered to the market in immaculate condition • 2 brand new bathrooms • Oak flooring • Private patio • Contemporary open plan living • No onward chain • Underfloor heating

About this property

It offers a contemporary open plan kitchen and reception room on the ground floor with oak wood flooring and floor to ceiling windows. Downstairs on the lower ground floor there are 2 bedrooms, both of which are generous doubles and have fitted wardrobes. The master bedroom has an en suite and there's also a second modern bathroom. Both bedrooms provide access out to a patio.

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 as well as Crossrail from Q4 2019.

Tenure

Leasehold (123 years remaining)

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 1113 sq ft, 103m²



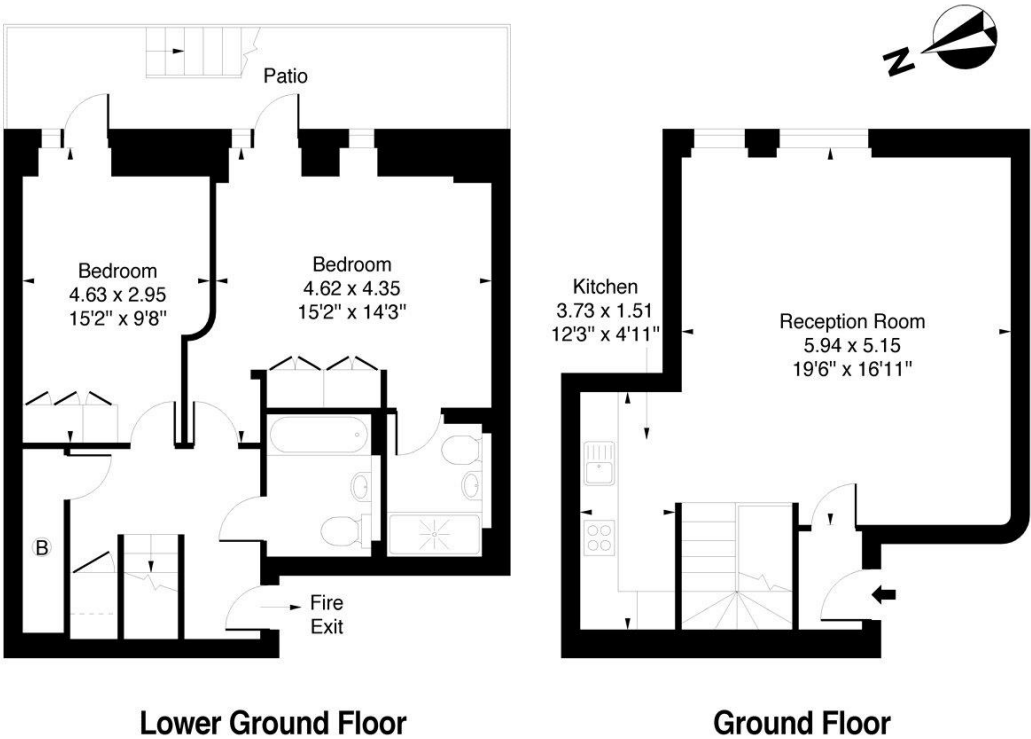
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Seward Street, EC1V

Approximate Gross Internal Area = 1113 sq ft / 102.47 sqm



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		
(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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