



A modern 2 bedroom apartment in the heart of Clerkenwell

Seward Street, Clerkenwell, London, EC1V

£700,000 Leasehold (125 years remaining)



2 Bedrooms • 2 Bathrooms • 1 Reception Room

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

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 a juliet balcony. There are 2 double bedrooms, both of which have fitted wardrobes and the master bedroom benefits from an en-suite bathroom.

The apartment has a second bathroom and two additional good sized storage cupboards.

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.

Tenure

Leasehold (125 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 836 sq ft, 77.7 m²

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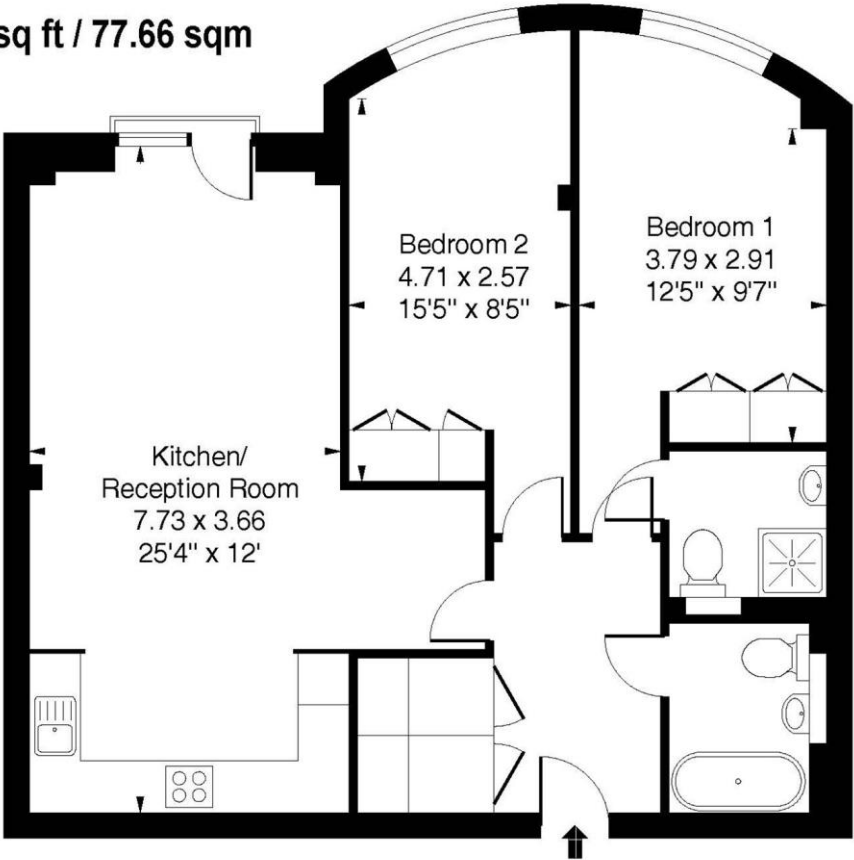
Seward Street, EC1V


Approximate Gross Internal Area = 836 sq ft / 77.66 sqm



First Floor

Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only
and must not be relied upon as a statement of fact.
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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 	

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