



An exceptional and truly unique apartment, set within a former motor cycle factory.

**Banner Buildings, Banner Street, London, EC1Y**

£2,550,000 Share of Freehold





### Three Bedrooms • Two Bathrooms • W.C. • Reception Room

An abundance of natural light • Set over two floors • finished to an exacting standard • Garden and patio areas • separate utility room

#### Local Information

Banner Buildings is located in Clerkenwell, close to Whitecross Street which is home to a vast selection of shops and a food market. The City, Angel, Shoreditch and Old Street are all within walking distance, as is a fantastic selection of restaurants and bars. Barbican and Farringdon Stations (Circle, Metropolitan and Hammersmith & City Lines) are a short walk away.

#### About this property

The property offers fantastic living space over two floors, boasting a wealth of original details such as exposed brickwork and beams, crittal windows and 3 metre high ceilings.

Upon entering you are greeted with a vast amount of open place living space with a kitchen at the opposite side of the downstairs level. There is also a utility room, study, and access to a private large terrace

An industrial style spiral staircase that leads to the upper floor accommodation where there are three large double bedrooms all with the glass walls allowing an abundance of light throughout the whole apartment. There is also two exceptionally large en-suite bathrooms on this level.

The apartment is fitted with Sonos sound system and feature lighting creating a truly wonderful living space

#### Tenure

Leasehold(973 years remaining)

#### Local Authority

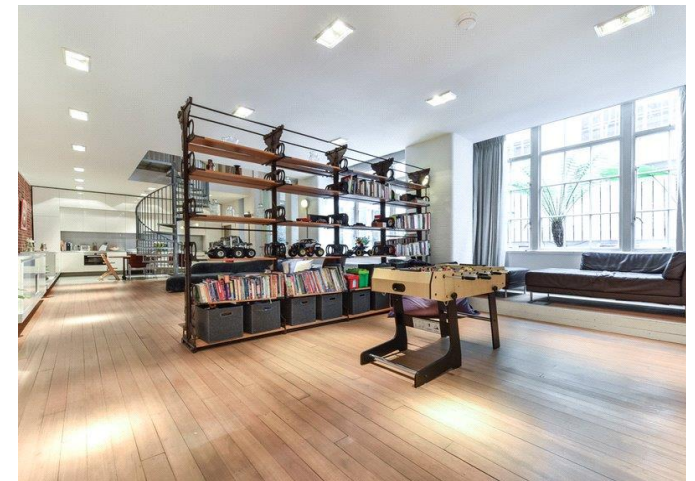
Islington

#### Energy Performance

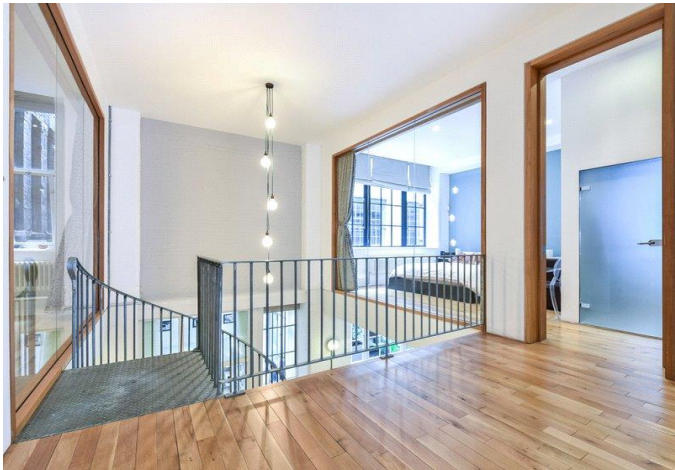
EPC Rating = D

#### Viewing

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





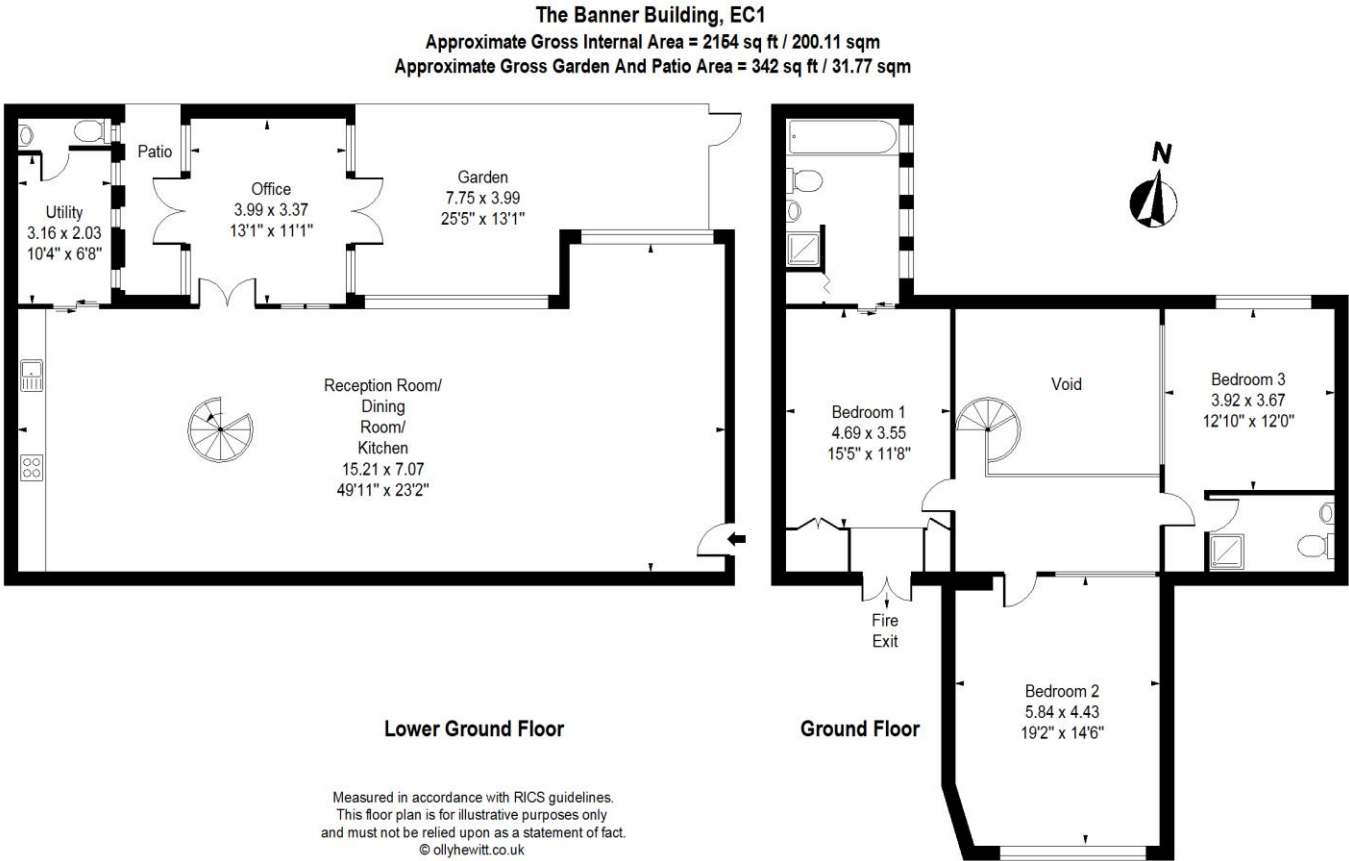




Banner Buildings, 74-84 Banner Street, London, EC1Y  
Gross Internal Area 2161 sq ft, 200.8 m²

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		28
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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