



Claremont Square, Finsbury  
Asking price £2,750,000

**Victorstone**  
PROPERTY CONSULTANTS



213 City Road, London, EC1V 1JN

**Tel:** 0207 858 1588

**Email:** [city@victorstone.co.uk](mailto:city@victorstone.co.uk)

**Web:** [www.victorstone.co.uk](http://www.victorstone.co.uk)

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The reservoir around which Claremont Square was constructed dates back to the 18th century. While its no longer in use it does provide a centre piece for the exceptional Grade II listed GEORGIAN buildings. One of the remaining terraced freeholds is now offered for sale chain free. This is unique opportunity to create a bespoke family home or a number of flats (subject to relevant consents).

The property is enviably locate to benefit from exceptional transport links offered by KING'S CROSS International & St Pancras and ANGEL Stations. UPPER STREET & ESSEX ROAD offer a wide range of boutique shops, restaurants and bars as well as the usual store for daily convenience.

Currently the property comprises Six bedrooms, Three bathrooms, a double through reception featuring large sash windows on either end, an eat in kitchen, garden, wine cellar and plenty of storage. Due to remaining in the same family of over half a century the building retains some wonderful PERIOD features and a number of working fireplaces.

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**Kitchen/Dining Room**  
**8.32 x 4.87 (27'4" x 16'0")**

Range of base and wall mounted units with Country Chef Gas Range Cooker with extractor hood over, wood work tops over with double stainless steel sink & mixer tap, tiled splash backs, space for fridge/freezer, dishwasher, tiled floor, fire place with wood surround, windows to front and access to vaults, rear access to garden and utility room, multiple power points and radiator.

**Utility Room**  
**2.22 x 2.12 (7'3" x 6'11")**

Boiler, space for washing machine and dryer.

**Reception**  
**8.13 x 3.64 (26'8" x 11'11")**

Double through reception, carpeted floor, large sash windows to front and back with wood shutters, cornice and ceiling roses, two electric fire places with marble surrounds, multiple power points, TV point and radiator.

**Bathroom**

Walk in shower cubicle, low level W.C, pedestal sink, with mirrored cabinet over, tiled flooring, extractor fan, chrome towel radiator and access to the garden.

**Master Bedroom**  
**4.84 x 4.64 (15'11" x 15'3")**

Floor to ceiling wood sash windows with wood shutters, carpeted floor, cast iron fire place with marble surround, cornice, ceiling rose, radiator, power points and TV point.

**Study**  
**3.69 x 3.02 (12'1" x 9'11")**

Wood sash windows with wood shutters, cornice, ceiling rose, cast iron fire place with marble surround, carpeted floor, power point and radiator.

**Bathroom**

Contemporary 4 piece bathroom suite, chrome towel radiator, vanity unit with built-in sink and mixer taps, mirrored cabinet above, window to rear and extractor fan.

**Bedroom**  
**4.83 x 4.41 (15'10" x 14'6")**

Wood sash windows, laminate wood flooring, radiator, fireplace and power points.

**Bedroom**  
**3.96 x 3.08 (13'0" x 10'1")**

Wood sash windows, fire place, radiator, built in wardrobe.

**Bedroom**  
**4.83 x 4.21 (15'10" x 13'10")**

Wood sash windows, engineered wood floor, radiator, power points.

**Bedroom**  
**3.41 x 3.08 (11'2" x 10'1")**

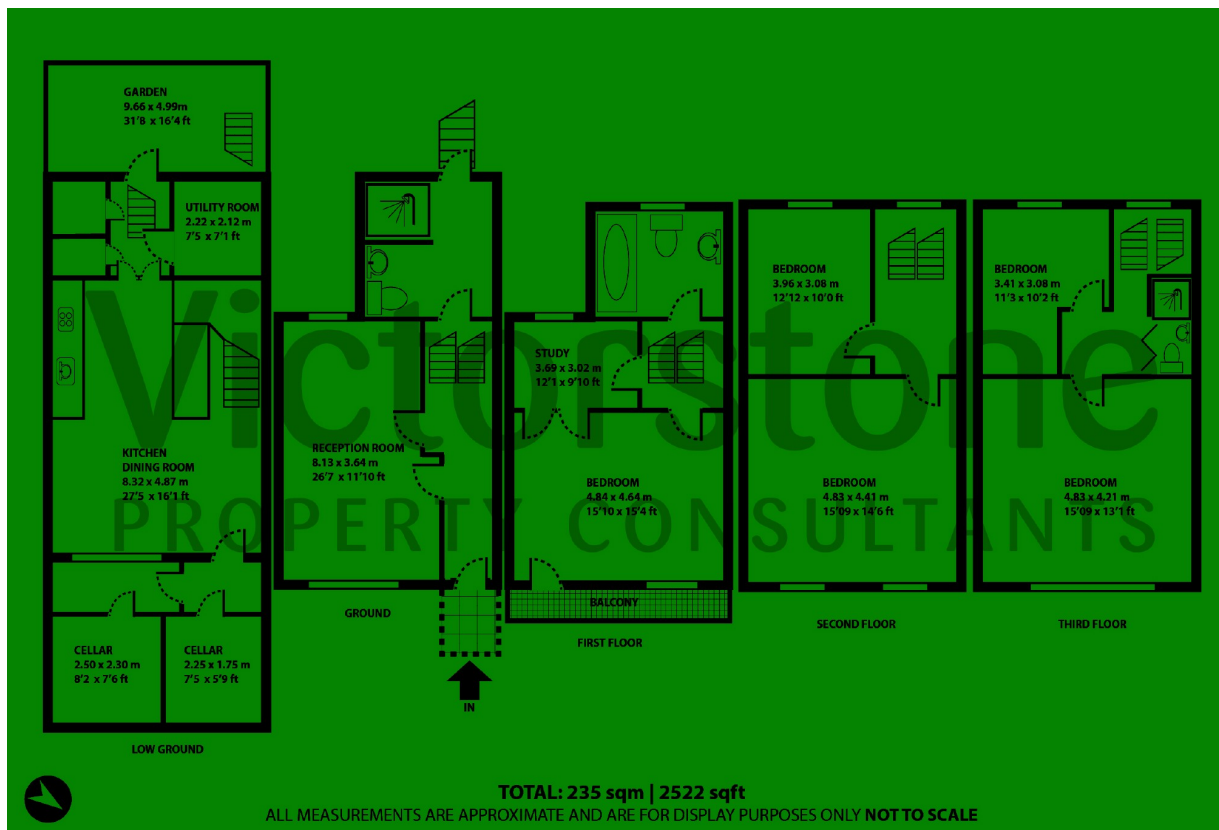
Wood sash windows, engineered wood floor, radiator, power points.

**Bedroom**  
Contemporary shower suite, W.C. , vanity unit with sink and mixer tap. Mirror over, extractor fan, tiled floor.

- Freehold
- Georgian
- Grade II Listed
- No chain
- 500 m to Angel Station







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