



## Rosebery Avenue, EC1R

### £1,100,000

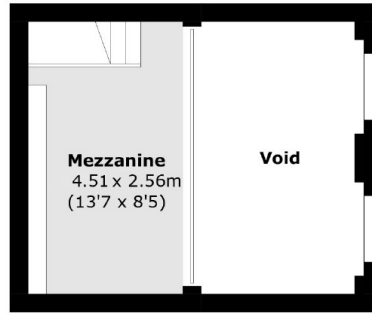
At just under 1300 sq ft this spacious two bedroom flat with a mezzanine sits in the historic former headquarters of Thames Water. This iconic, Grade II listed building lies upon an acre of immaculately maintained communal gardens and benefits from an on site gym, concierge, board room and a secure parking space.

Located in the heart of London's Clerkenwell neighbourhood, with Angel Station on the Northern Line just 0.3 miles away and the vibrant Exmouth Market with its bars and restaurants even closer. Additionally, both the City and West End are within easy reach.

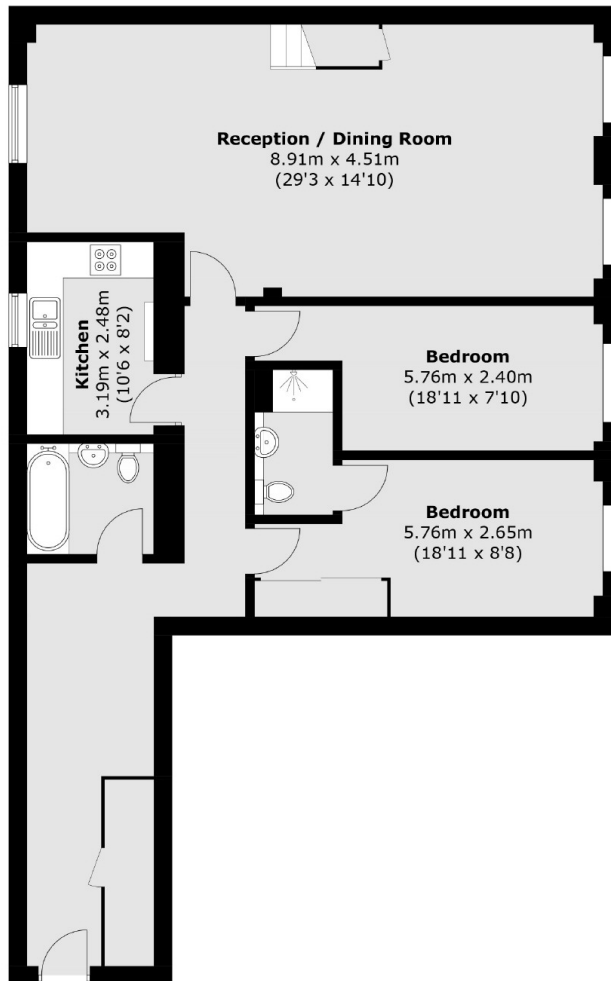
### Features

- Two Double Bedrooms
- Two Bathrooms
- Grade II Listed
- Landscaped Gardens
- Mezzanine Floor
- Gated Parking
- On-Site Concierge

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**Mezzanine**



Total area (approx.): 117.1 sq. m (1,260.5 sq. ft)  
(Including Mezzanine)  
(Excluding Void)