



Rosebery Avenue, EC1R

£1,450,000

An incredibly designed two double bedroom, two ensuite bathroom and powder room duplex penthouse apartment located on Rosebery Avenue, overlooking Exmouth Market and the City beyond.

Rosebery Avenue is less than a quarter of a mile from Farringdon Station -a Crossrail hub- and enjoys the restaurants and cocktail bars of Exmouth Market right on its doorstep.

Features

- Top Floor
- Lift Access
- Chain Free
- Private Terrace
- Two Double Bedrooms
- Warehouse Conversion
- 239 Year Lease



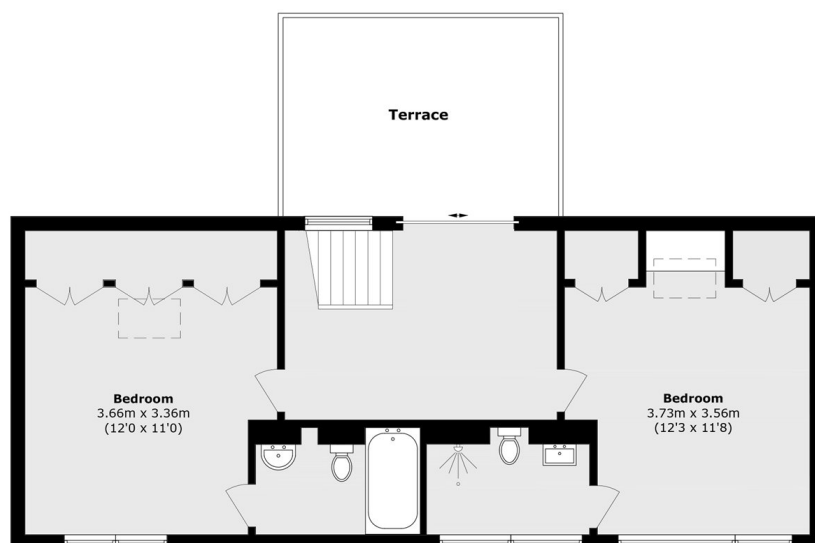
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The Victorian warehouse conversion features a private south-facing roof terrace. On the lower floor, the large (36' x 9') reception area includes a recessed, custom-made kitchen with high-end Miele integrated appliances and a dividing bar. The room offers double-height ceilings and uninterrupted views across the City, wooden flooring throughout. There is also a utility room, floor bolted safe, complete with study area and guest powder room.

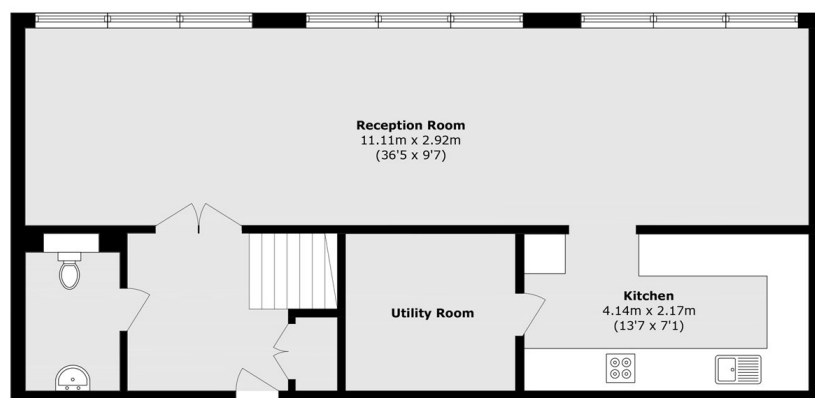
On the upper floor, both bedrooms have ensuite bathrooms with underfloor heating throughout and built-in wardrobes. From the landing, there is access to the spectacular roof terrace with views across London. The apartment has been designed to the highest standard, featuring underfloor heating, automated smart ventilation system assuring comfortable environment all year round, LED lights, solar panels, fibre-optic broadband, electric skylights and electric SilentGliss blinds, and a Sonos sound system running throughout the property.



Rosebery Avenue, London, EC1R



Fourth Floor



Third Floor

Total area (approx.): 108.1sq. m (1163.0 sq. ft)

Terrace area (approx.): 8.8 sq. m (94.7 sq. ft)