



## 65 DANCE SQUARE EC1V 3AJ

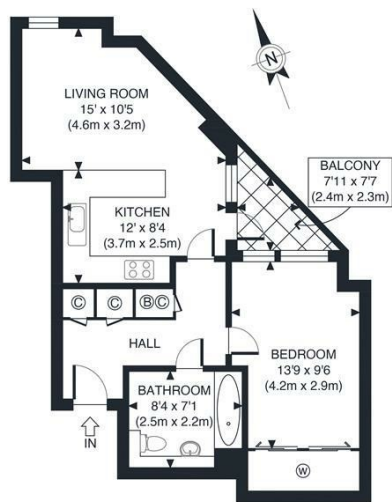
£525,000  
LEASEHOLD

Beautifully presented modern one bedroom 4th floor apartment set within a modern prestigious development Dance Square, within close proximity to Old Street underground station and fashionable Shoreditch. The property offers generous size bedroom with ample storage spaces, open plan kitchen and reception room with floor to ceiling windows and doors leading to balcony with courtyard views. 24/7 concierge.

Conveniently located in the heart of Clerkenwell and within easy reach of the City and West End, with a vast array of popular bars, bistros, restaurants and galleries nearby.

Excellent transport links with Old Street (Northern Line), Farringdon and Barbican Stations (Metropolitan, Hammersmith & City, Circle, Thameslink and soon to include the Elizabeth Line) within 0.5 miles.

**Hemmingfords**



FOURTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 519 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 519 SQ FT / 48 SQM	Dance Square
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date: 07/08/23
	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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