



DANCE SQUARE, CLERKENWELL, EC1V

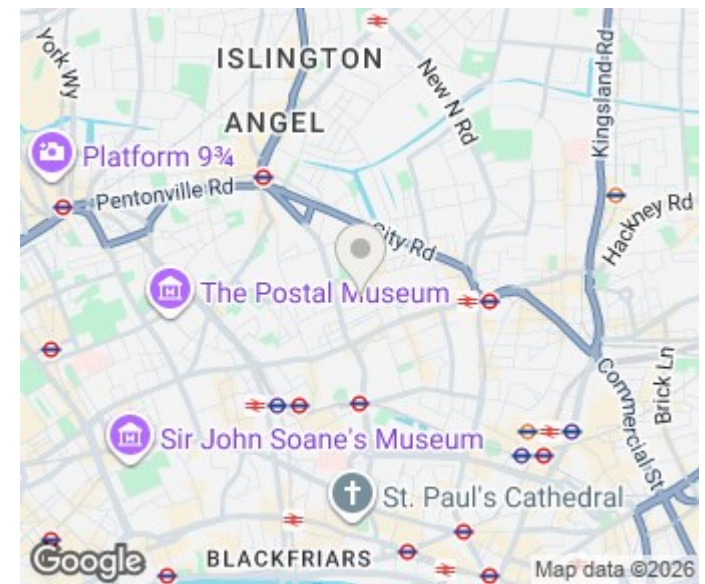
1 BED APARTMENT


£2,600 PCM

A beautifully presented one bedroom apartment located in the newly built and gated development; Dance Square. The apartment benefits from having a large private West facing terrace. There is a good sized double bedroom with built-in wardrobes and pleasant views over the landscaped communal gardens. A beautiful family bathroom, and an open plan kitchen and living room with direct access to the large terrace. The internal specification of this apartment is very tasteful and minimalistic and the apartment benefits from having great ceiling height throughout.

Dance Square is located on Peartree Street which is located equidistant to Farringdon and Old Street Underground Stations and is within strolling distance of the bars and restaurants of Clerkenwell. Other benefits include: Day concierge, good storage, built-in wine cooler, separate utility area, good natural light throughout, a quiet location and double glazing.

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| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 81 | 81 |
| (69-80) C | | |
| (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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