

DANCE SQUARE, CLERKENWELL, EC1V

1 BED APARTMENT

£2,800 PCM

Wrap around terrace - One of a kind, elegant one bed beautifully presented one bedroom apartment located in the newly built and gated development; Dance Square. The apartment is located on the fourth floor and benefits from having a large private wrap around terrace, with views over the City. There is a good sized double bedroom with built-in wardrobes and pleasant views over the City. A beautiful family bathroom, and a double aspect open plan kitchen and living room with direct access to the large terrace. The internal specification of this apartment is very tasteful and minimalist and the apartment benefits from having underfloor heating 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.

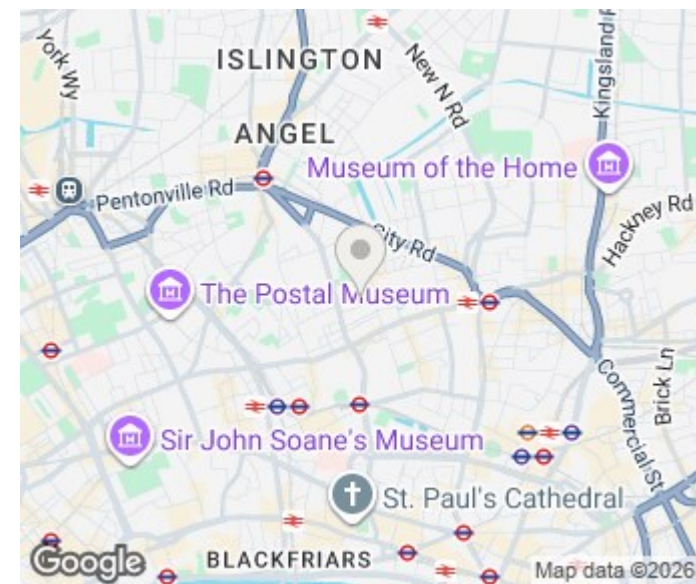
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FOURTH FLOOR
GROSS INTERNAL
FLOOR AREA 532 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 532 SQ FT / 49 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 11/07/24
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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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