



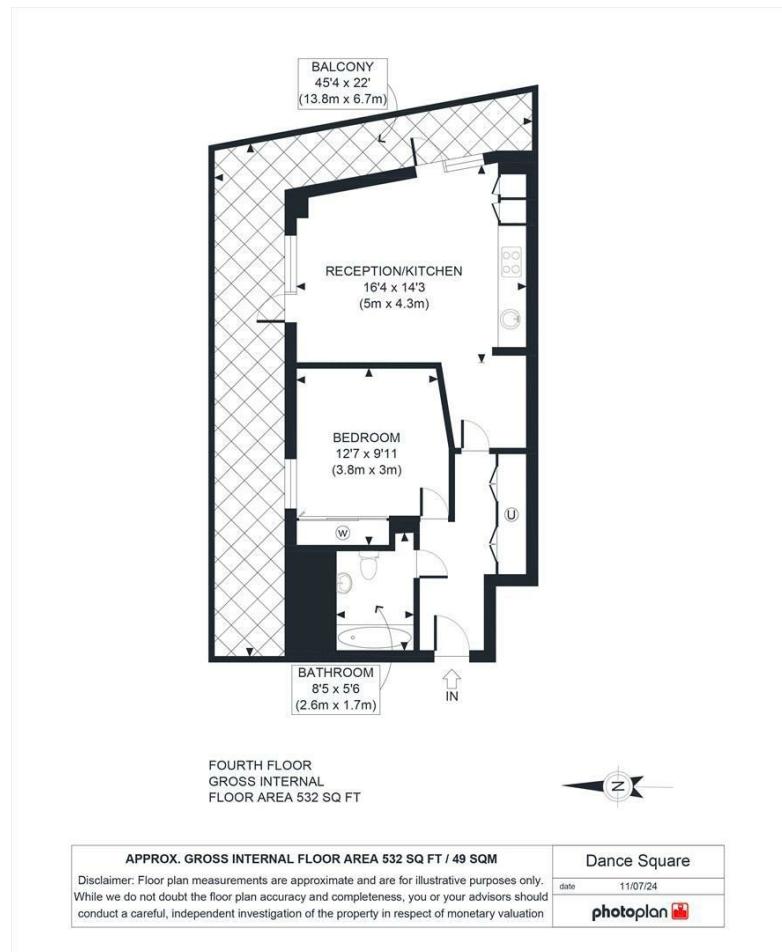
DANCE SQUARE, CLERKENWELL, EC1V 1 BED APARTMENT

£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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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

Hemmingfords Lettings
34 Upper Street
London
N1 0PN

020 3890 7470
info@hemmingfords.co.uk
www.hemmingfords.co.uk

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