

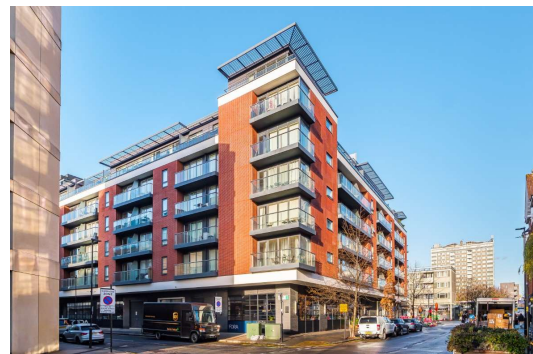
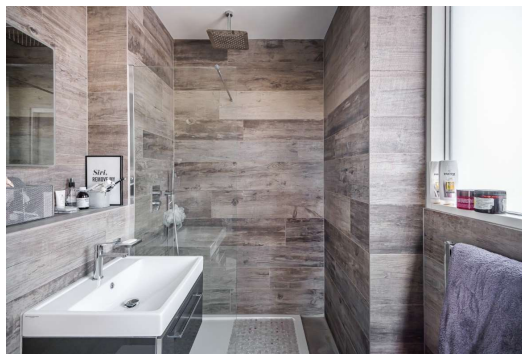


Worcester Point

Central Street, EC1V

Offers in excess of £900,000

A rare opportunity to acquire an exceptional and large (c. 807sq ft) one bedroom penthouse apartment with wrap around roof terrace which enjoys stunning City views, set in a secure modern development in Clerkenwell.



Worcester Point

Central Street, EC1V

- Penthouse apartment
- 9-5 Concierge
- Wrap around roof terrace
- City views
- Secure modern development
- Set in the heart of Clerkenwell



A rare opportunity to acquire an exceptional and large (c. 807 sqft) one bedroom penthouse apartment with wrap around roof terrace which enjoys stunning City views, set in a secure modern development in Clerkenwell. Accommodation comprises a large entrance hallway, which leads to the vast open plan kitchen/reception space that is bathed in natural light with exposed beams which features two doors that provide access to the roof terrace. There is a large space between the reception and bedrooms which benefits from excellent storage and provides access to the separate W.C. The bedroom features plenty of storage space and features an en-suite, as well as additional access to the roof terrace, which wraps around to a secluded seating area. A special apartment rarely available on the open market which must be viewed to be appreciated. Central Street is neatly nestled within the heart of Clerkenwell, offering superb access to Barbican & Farringdon Underground stations (Circle, Metropolitan and Hammersmith & City lines) with Farringdon offering train services to Gatwick, as well as Crossrail services to Heathrow. Fashionable Clerkenwell is home to many of the City's best bars, restaurants and nightlife, all of which are within easy reach of the house, which is a short walk into the Square Mile and provides easy access to the West End.

Tenure: Leasehold
Service Charge: £3681.02 per annum
Ground Rent: £350
Local Authority: Islington
Council Tax Band: F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	

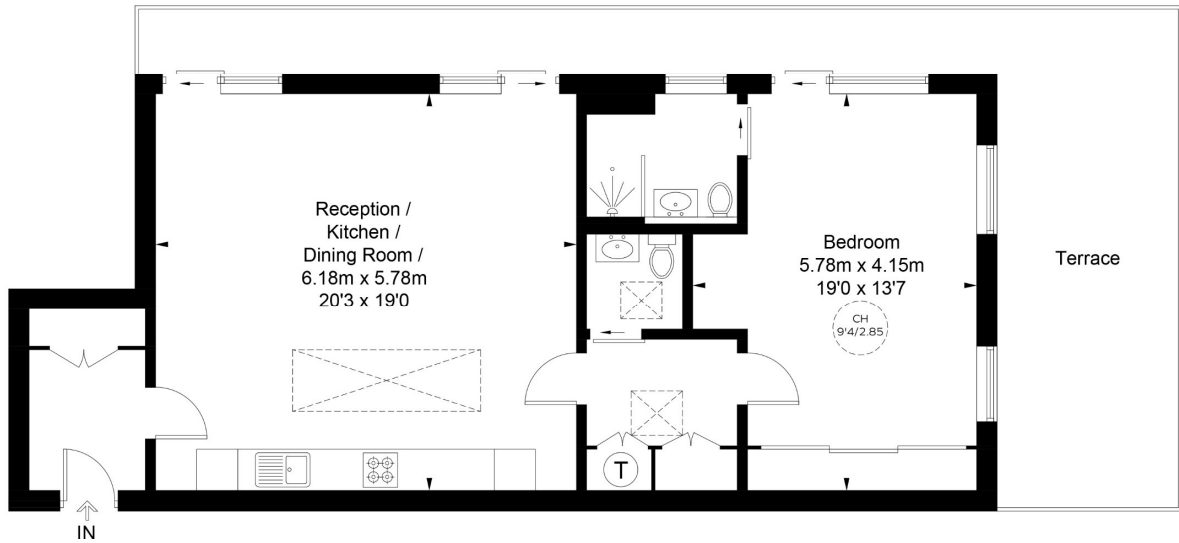
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WORCESTER POINT, EC1V



CH
9'4/2.85 = Ceiling Height



SIXTH FLOOR

APPROXIMATE GROSS INTERNAL AREA
SIXTH FLOOR = 807 SQ FT / 75.0 SQ M

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY. NOT DRAWN TO SCALE UNLESS STATED. WINDOWS AND DOOR OPENINGS ARE APPROXIMATE. WHILST EVERY CARE IS TAKEN IN THE PREPARATION OF THIS PLAN, PLEASE CHECK ALL DIMENSIONS, SHAPES AND COMPASS BEARINGS BEFORE MAKING ANY DECISIONS RELIANT UPON THEM. (ID1032130)

