

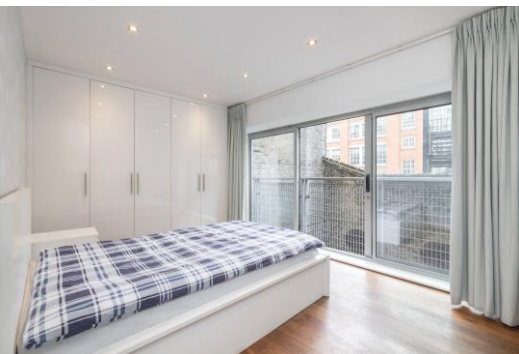


Old Street

Clerkenwell, EC1V

Asking Price £850,000

A truly stunning 2 double bedroom loft style apartment set on the second floor of this small boutique modern development, located close to the junction with Golden Lane.



Old Street

Clerkenwell, EC1V

- Stunning 2 double bedroom loft apartment
- Ideally positioned for the City, Clerkenwell and West End
- Master bedroom with en-suite shower room
- Fabulous open-plan kitchen/ reception room with ample space to dine/ entertain and relax
- Good access to Old Street Underground station (Northern Line & National Rail)



A truly stunning 2 double bedroom loft style apartment set on the second floor of this small boutique modern development, located close to the junction with Golden Lane, providing bright and spacious lateral accommodation. Accommodation comprises master bedroom with en-suite shower room, good size second double bedroom, main bathroom and vast open-plan kitchen/ reception room, ideal for entertaining, with ample space for a large dining table and separate living/ seating area, with space left over. In addition there is a good size cupboard in the entrance hall, perfect for vacuum cleaner and ironing board, etc. The property has been finished to a very high standard, with superb attention to detail and high quality fittings. The property is ideally located for access to the financial hub of the City, the technology centre of Old Street (Silicon Roundabout) which has stimulated significant growth and investment over recent years. The nightlife, bars restaurants, boutique shops and galleries of Hoxton, Shoreditch and Clerkenwel are all close by, giving a vast array of choice within a small geographical area. It should be noted that with the construction of Crossrail, the property is suitably positioned to benefit from its completion, both in terms of additional transport links and the potential for future growth and investment. Old Street (Northern Line & National Rail) is the closest Underground station.

Tenure: Leasehold 107 years 7 months
Service Charge: £2800
Ground Rent: £495.5
Local Authority: Islington

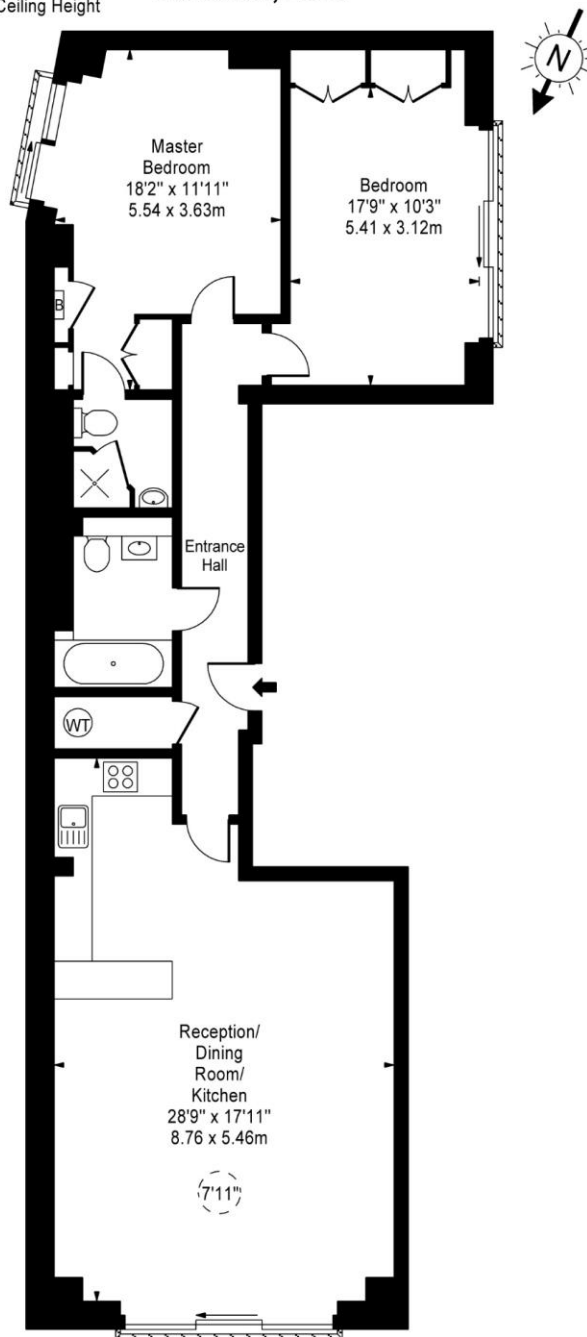
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-)	A		
(81-91)	B		
(69-80)	C	80	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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○ - Ceiling Height

Old Street, EC1V



Second Floor

Approx Gross Internal Area **1058 Sq Ft - 98.29 Sq M**

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 015380.1K

