

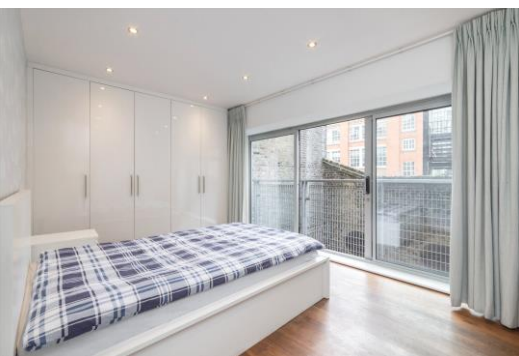


# Old Street

## Clerkenwell, EC1V

Offers In Excess Of £800,000

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 (91-100)                                        |         |           |
| B (81-90)                                         |         |           |
| C (69-80)                                         | 80      | 82        |
| D (55-68)                                         |         |           |
| E (39-54)                                         |         |           |
| F (21-38)                                         |         |           |
| G (1-20)                                          |         |           |
| Not energy efficient - higher running costs       |         |           |
| England, Scotland & Wales EU Directive 2002/91/EC |         |           |

**Chestertons Islington Sales**

327-329 Upper Street

Islington

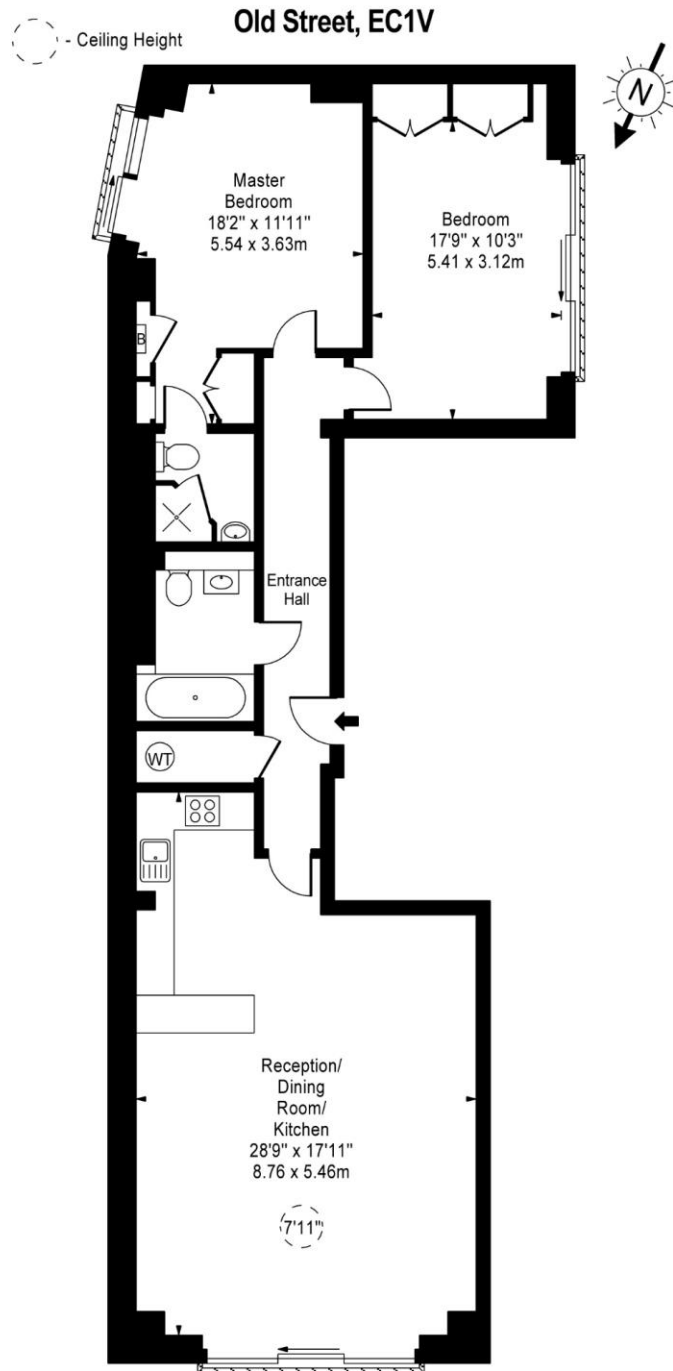
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Approx Gross Internal Area     **1058 Sq Ft - 98.29 Sq M**

For Illustration Purposes Only - Not To Scale  
[www.goldlens.co.uk](http://www.goldlens.co.uk)  
 Ref. No. 015380.1K