



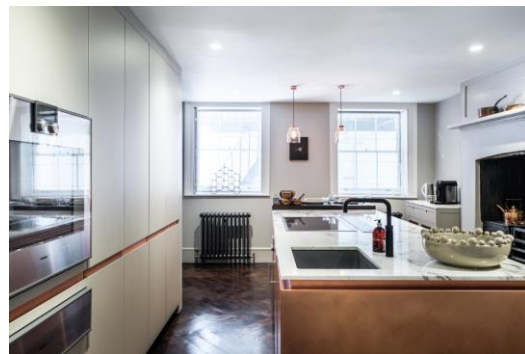
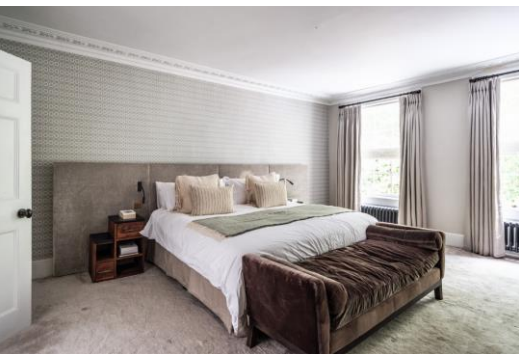
Sebastian Street

Clerkenwell, EC1V

Asking Price £2,750,000

A spectacular Grade II listed double fronted Freehold which occupies a prominent position on the corner of Northampton Square & Sebastian Street, peacefully located in Clerkenwell, offering superb access to the City.

Accommodation is immaculately presented with a real focus on attention to detail, seamlessly blending period architecture with modern design and comprising; a grand entrance hallway, with a beautiful original staircase greeting you upon entry, with the dining area set on one side, with two large, curved sash windows framing the greenery of the square.



Sebastian Street

Clerkenwell, EC1V

- Grade II listed Freehold
- Occupying a prominent position on the corner of Sebastian Street & Northampton Square
- Unrivalled entertaining space
- Bar
- Dumbwaiter
- Beautiful kitchen complete with Gaggenau appliances
- Ornate period details throughout
- Set in the heart of Clerkenwell offering excellent access to the City

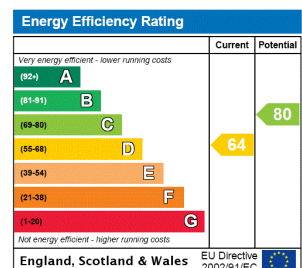


The space features an original fireplace and coving, with the rare feature of a dumbwaiter linking to the kitchen below. There is a bar set on the opposing side making this the ideal house for entertaining. The kitchen is housed on the lower level, with the highest quality finishes that include a large island with chefs kitchen with marble counter tops and Gaggenau appliances throughout. A utility room and separate W.C are also on the lower level which features herringbone flooring throughout. The formal drawing room is set on the first floor, with plenty of ornate period details, and a study/informal living space opposite. It should be noted that the first floor landing is sun soaked courtesy of the beautiful floor to ceiling window, making it the ideal reading nook. The entire second floor is devoted to the principal suite, with a large double bedroom set on one side, and a large bathroom, with stand alone tub and large separate shower. There is also a separate W.C on this level. There are two double bedrooms and an additional bathroom suite on the top floor. A spectacular home, ideal for hosting, that must be viewed to be truly appreciated, positioned in vibrant surroundings and set within the congestion charging zone, supremely well positioned for access to a plethora of amenities including Sadlers Wells Theatre, the gardens of Myddelton Square, the renowned eateries and bars of Exmouth Market, Upper Street and Camden Passage. The City & the West End are both within walking distance should one wish, making Oxford Street & theatre land easily accessible. The nearest public transport links are Angel (Northern Line), Farringdon Station (London Underground Circle Line, Hammersmith & City Line and Metropolitan Line and National Rail services). Kings Cross/ St Pancras International is just 1 stop from Angel, with the Eurostar Terminus offering trains to mainland Europe.

Tenure: Freehold

Local Authority: Islington Council

Council Tax Band G



Chestertons Islington Sales

327-329 Upper Street

Islington

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N1 2XQ

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SEBASTIAN STREET, EC1

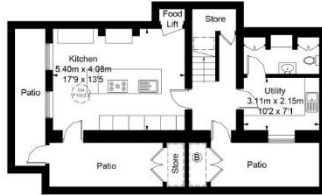


SECOND FLOOR

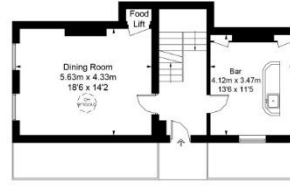


THIRD FLOOR

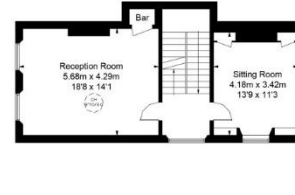
☐ = Reduced headroom below 1.5m / 5'0



LOWER GROUND FLOOR



RAISED GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 506 SQ FT / 47.0 SQ M (EXCLUDING REDUCED HEADROOM)
 GROUND FLOOR = 550 SQ FT / 51.1 SQ M
 FIRST FLOOR = 557 SQ FT / 51.7 SQ M
 SECOND FLOOR = 573 SQ FT / 53.2 SQ M
 THIRD FLOOR = 570 SQ FT / 53.0 SQ M
 REDUCED HEADROOM = 5 SQ FT / 0.5 SQ M
 TOTAL = 2761 SQ FT / 256.5 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. (ID1115977)

