



# The Remus Building

9 Hardwick Street, EC1R

Asking Price £1,100,000

A stunning two bedroom duplex apartment filled with natural light throughout set in the heart of the old Thames Valley estate in the converted old pump house.



# The Remus Building

9 Hardwick Street, EC1R

- Stunning two bedroom duplex apartment
- Large open plan kitchen/dining entertaining space
- Reception room with separate study area
- Two bathrooms
- Gated parking space
- Superb transport links nearby



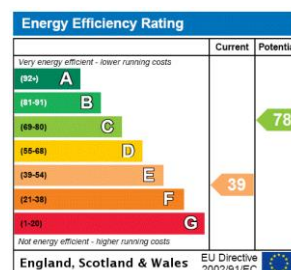


A stunning two-bedroom duplex apartment filled with natural light throughout set in the heart of the old Thames Valley estate in the converted old pump house.

This wonderful home comprises, a large open plan modern kitchen/dining space perfect for entertaining, spacious reception room with separate study area all with hardwood flooring throughout, mezzanine principal bedroom with tiled en suite shower room, oversized second double bedroom with built in storage space, modern family bathroom. Externally this home includes a gated covered parking space and access to 3 different communal gardens.

The Remus Building is located between Upper Street and Exmouth Market, which has numerous independent restaurants and coffee shops. The development is just under half a mile from Angel and over half a mile from Kings Cross Station. The property offers superb transport links to the City and the West End. Sadler's Wells Theatre is just over quarter of a mile from your door.

**Tenure:** Leasehold 100 years 9 months  
**Service Charge:** £7000 Including Building Insurance  
**Ground Rent:** £454  
**Local Authority:** Islington Council  
**Council Tax Band:** G

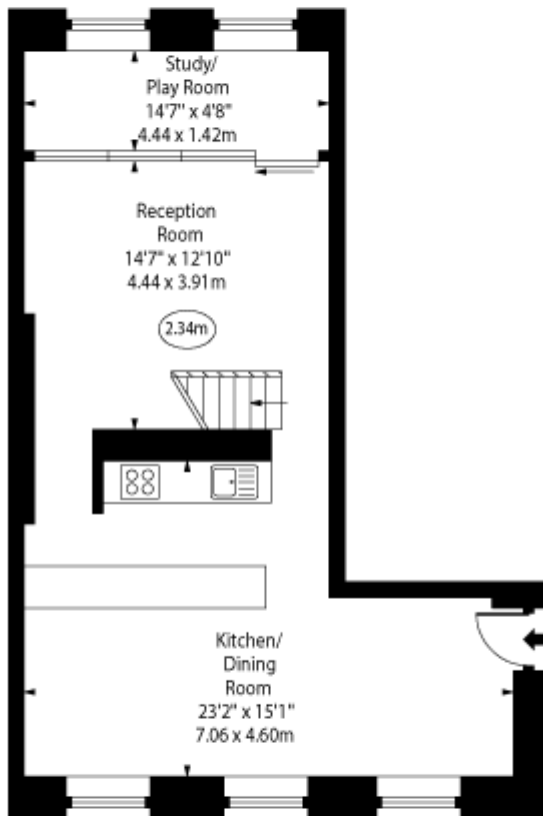


### *Chestertons Islington Sales*

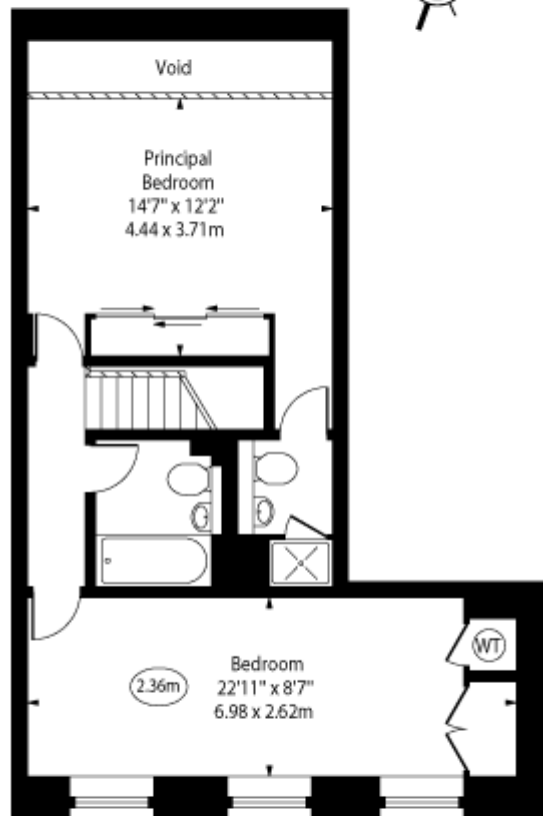
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The Remus Building,  
Hardwick Street, EC1R

○ - Ceiling Height



Ground Floor



First Floor

Approx Gross Internal Area 1118 Sq Ft - 103.86 Sq M  
(Excluding Void)

For Illustration Purposes Only - Not To Scale  
[www.goldlens.co.uk](http://www.goldlens.co.uk)  
Ref. No. 027240K