



# Dance Square

London, EC1V

Asking Price £850,000

A modern 2 double bedroom 4th floor apartment set within this highly regarded and tranquil development with 24 hour concierge benefiting from its own private balcony.

CHESTERTONS





# Dance Square

## London, EC1V

- Spacious 2 double bedroom apartment
- Modern open plan living space
- Private balcony
- Stunning communal gardens & 24 hour concierge
- Short walk from Barbican Station and Farringdon Station





A modern 2 double bedroom 4th floor apartment set within this highly regarded and tranquil development with 24 hour concierge benefiting from its own private balcony.

The accommodation comprises a fantastic size principle bedroom with ensuite shower room & built-in storage, secondary double bedroom, spacious tiled family bathroom, welcoming entrance hall and an open plan living space with fully integrated kitchen, stylish reception room with access to the private balcony which overlooks the stunning communal gardens.

Dance Square 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 apartment, which is a short walk into the Square Mile and provides easy access to the West End.

**Tenure:** Leasehold 111 years 2 months

**Service Charge:** £3906.22

**Ground Rent:** £455.7 Ground rent is reviewed every 10 years.

**Local Authority:** Islington

**Council Tax Band:** F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Islington Sales*

327-329 Upper Street

Islington

London

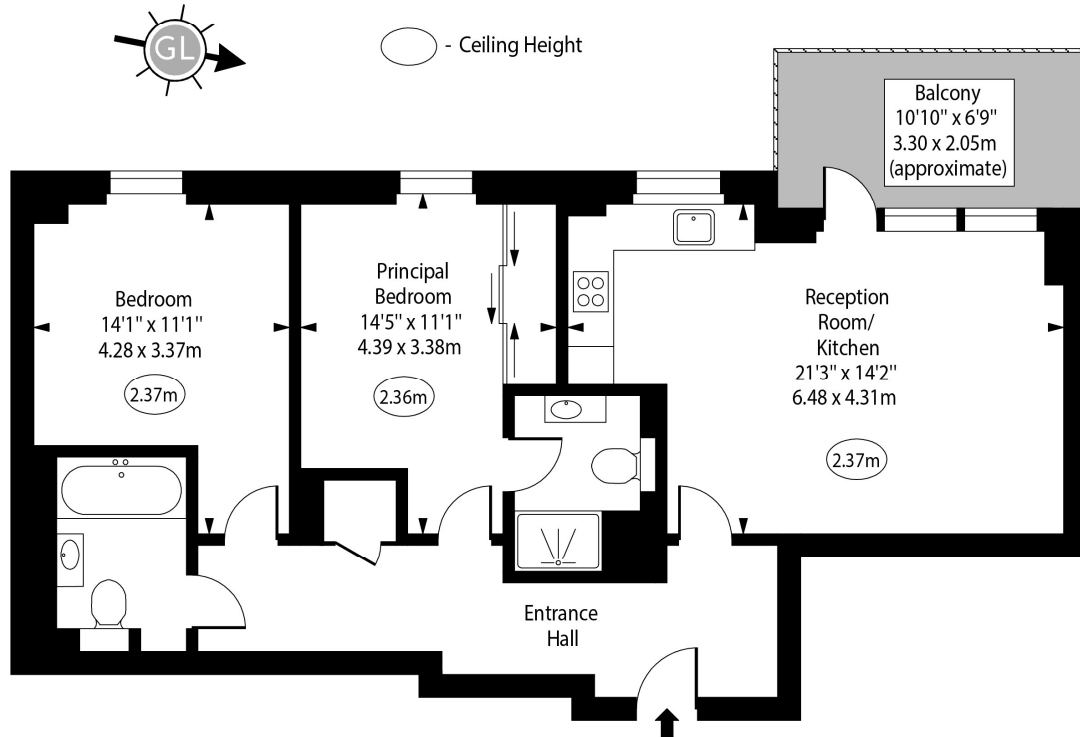
N1 2XQ

islington@chestertons.co.uk

020 7359 9777

[chestertons.co.uk](https://www.chestertons.co.uk)

## Dance Square, EC1V



Fourth Floor

Approx Gross Internal Area 785 Sq Ft - 72.93 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.  
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Ref. No. 028503J

