

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.







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



Chestertons Islington Sales

327-329 Upper Street Islington London N1 2XQ islington@chestertons.co.uk 020 7359 9777 chestertons.co.uk



Dance Square, EC1V

Measured according to the RICS IPMS 2. Not To Scale. www.goldlens.co.uk Ref. No. 028503J

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.

