



Herbal Hill Gardens

9 Herbal Hill, EC1R

Asking Price £950,000

An elegantly refurbished two bedroom apartment on the first floor of one of Clerkenwell's most sought after blocks. The development also benefits from a daytime porter, swimming pool, gymnasium and communal gardens. Easy access to Farringdon.



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- Building is conveniently located for easy access to the West End, the City and the trendy district of Shoreditch.
- The development benefits from a residents gym, swimming pool and day porter.



Recently refurbished to an exceptional standard, this spacious apartment, spanning over 900 square feet, features a generous open-plan living area, two bedrooms, and two bathrooms, offering abundant natural light and sunlight from a southern exposure. The apartment boasts a well-appointed open-plan kitchen, living room, and dining area, designed to a high standard, creating a fantastic space for entertaining and relaxation with the added bonus of high ceilings. Noteworthy features include kitchen counter seating, dining area, integrated pantry cupboard, modern appliances, a double oven, boiling water tap, Brazilian quartzite worktops, and Tom Dixon lighting throughout. Additionally, there is a built-in bar with a wine fridge. Both bedrooms are spacious, accommodating large double beds, and come with fully-fitted full-height wardrobes. The two bathrooms are elegantly finished with Porcelanosa tiling, Duravit fittings, integrated cabinetry, and adjustable lighting settings. Situated within the secure and desirable Herbal Hill Gardens development, residents have access to 24/7 amenities including a heated indoor swimming pool, sauna, gym, weights rooms, gardens, and a day porter service. Located in the vibrant Clerkenwell area, the property is surrounded by a diverse selection of restaurants, bars, and boutique shops. Excellent transport links are available via Farringdon, providing access to all airports, Crossrail, as well as Chancery Lane and Kings Cross stations. The property is within walking distance of the river, Soho, and Shoreditch.

Tenure: Leasehold 969 years 11 months
Service Charge: £9000
Ground Rent: £250
Local Authority: Islington
Council Tax Band: F

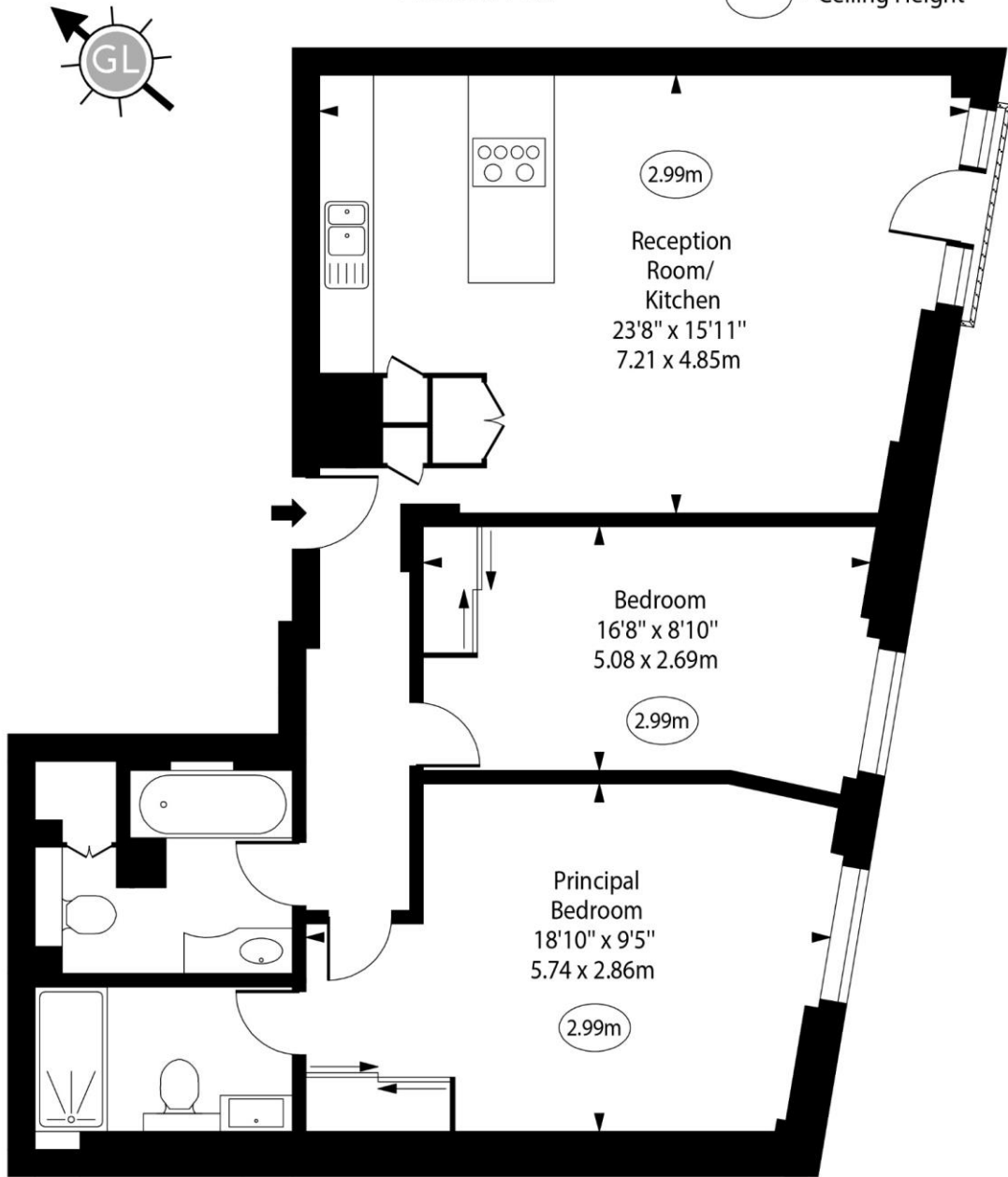
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94-100)	A		
(81-91)	B		
(69-80)	C	74	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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○ - Ceiling Height



First Floor

Approx Gross Internal Area 920 Sq Ft - 85.47 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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