

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



2



1



B



# Dance Square, Clerkenwell, EC1V

## 25% Shared Ownership £175,000



**\*\*25% Shared Ownership\*\*** Located in the heart of trendy Clerkenwell, this beautifully presented two-bedroom apartment is set within the highly sought-after Dance Square development — a modern, secure enclave offering residents a stylish and convenient lifestyle.

Situated on the first floor, the apartment enjoys excellent natural light throughout and boasts two generous private balconies: one accessible from the spacious open-plan living area, and the other from the principal bedroom — perfect for al fresco dining, relaxing, or entertaining.

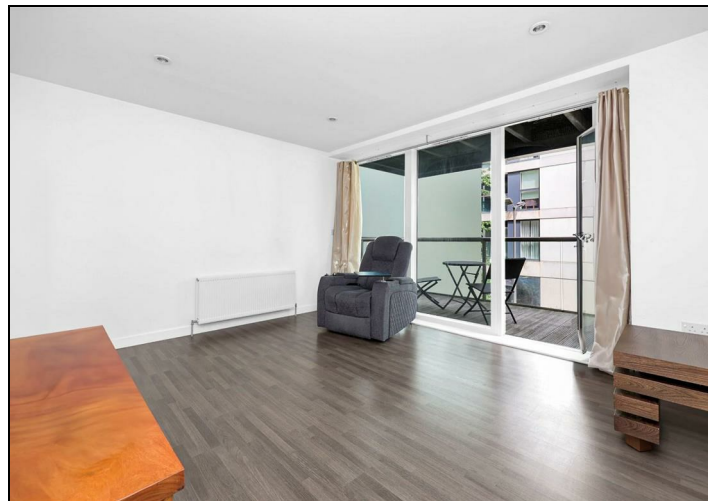
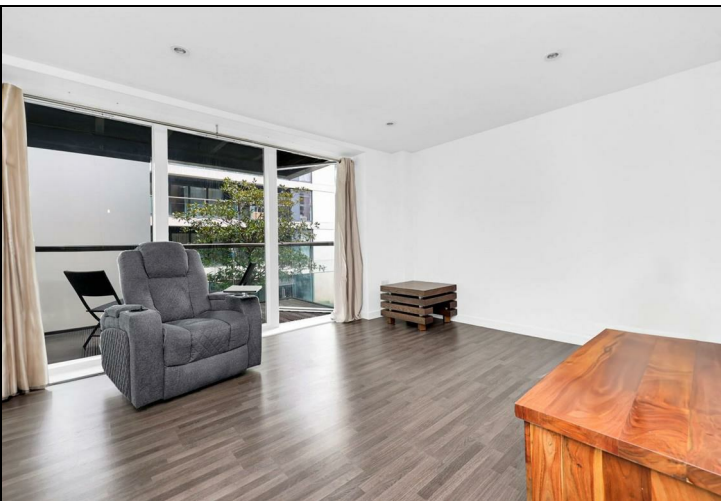
The property features a contemporary kitchen with integrated appliances, two well-proportioned bedrooms, and a sleek modern bathroom, all finished to a high standard. Residents of Dance Square also benefit from landscaped communal gardens, 24-hour concierge service, and lift access.

Ideally positioned for easy access to the City, Shoreditch, and Farringdon, with excellent transport links nearby, this is a fantastic opportunity for professionals, investors, or anyone looking to enjoy the best of Clerkenwell living.

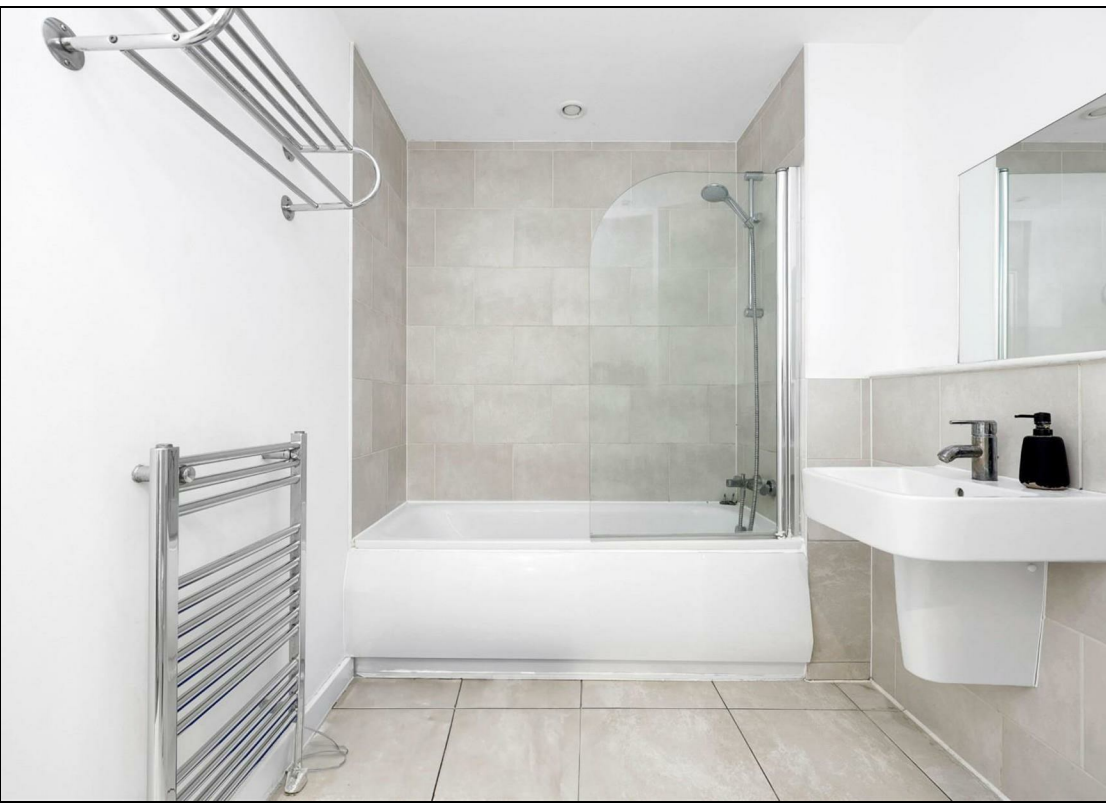


## KEY FEATURES

- **\*\*25% Shared Ownership\*\***
- Two double bedrooms
- Two large private balconies
- Prestigious, secure development
  - 24-hour concierge
- Walking distance to Farringdon & Old Street stations
- **\*\*100% Purchase also available\*\***









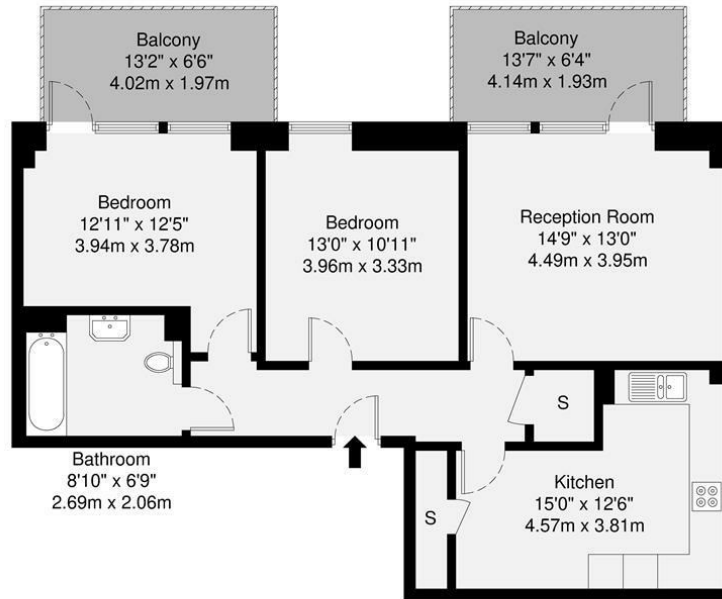




HUNTERS

Dance Square, EC1V

GROSS INTERNAL AREA  
77.8 sq m / 837 sq ft

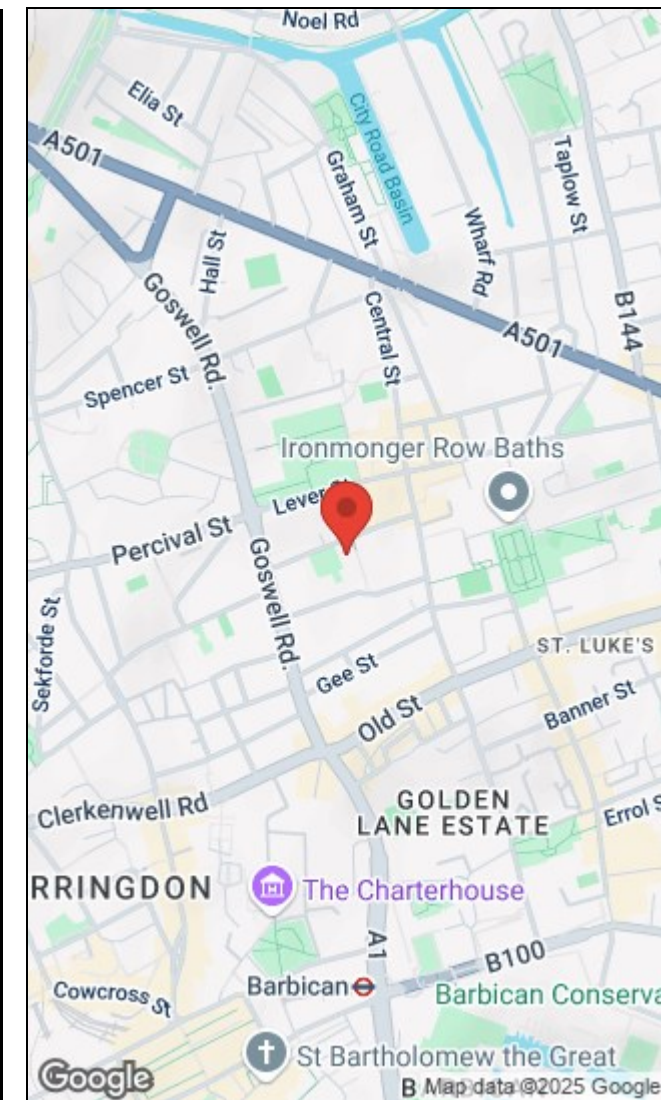


First Floor

GROSS INTERNAL AREA (GIA) The footprint of the property 77.8 sq m / 837 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 2.6 sq m / 27 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 15.9 sq m / 171 sq ft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.0 sq m / 0.0 sq ft
---	---	---	---

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

110 Curtain Road, London, EC2A 3AH | 020 7613 1798  
shoreditchsales@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by PR Alliance Ltd | Registered Address: 110 Curtain Road, London, EC2A 3AH | Registered Number: 6242984 England and Wales | VAT No: 918 7157 96 with the written consent of Hunters Franchising Limited.