

# Frank Harris & Co.



**Dallington Square, Clerkenwell, EC1V**

**£1,300,000**

Nestled within a quiet, private square in Clerkenwell, this fabulous, top floor, two bedroom duplex has exposed brickwork in the bathroom, bedroom and the reception room. The reception room is on the top floor with a wall of windows and access to a full width decked balcony overlooking the communal courtyard which has recently been landscaped with a water feature. There is a contemporary open plan kitchen and a long lease.



On entering the property there is a hallway with two storage cupboards and two double bedrooms, the master bedroom has an en-suite bathroom and there is a separate shower room, both have been recently updated. Stairs lead up to the reception room which has a feature part barrel vaulted ceiling with crittall windows and is flooded with natural light from numerous windows.

Clerkenwell is renowned for the quality and variety of its bars and restaurants. There is a thriving specialist coffee scene, and in addition to a Waitrose and numerous supermarkets, just steps away there is a good range of artisan food and wine purveyors within a few minutes' walk. Filled with narrow streets, cobbled alleyways and secret squares, Clerkenwell boasts a wealth of green space. Exmouth Market, St Paul's and the City are a short walk away.

Farringdon station connects with Thameslink and the London Underground to provide links with outer London, the home counties, the City, Canary Wharf (in approximately ten minutes) and direct access to three of London's five airports.

Dallington Square is well served by transport links with Old Street and Farringdon stations close by. Within just a few minutes walk of Farringdon Station, with access to the Elizabeth line, Circle line, Hammersmith and City, Metropolitan and Thameslink.

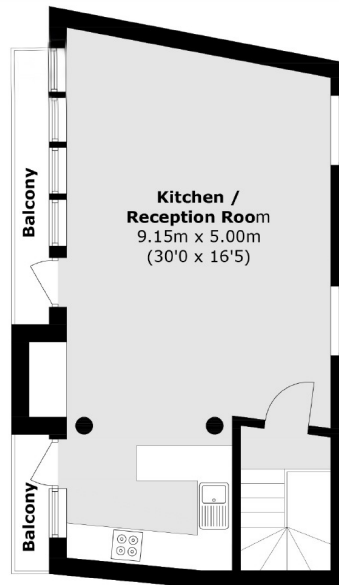
- Two bedroom top floor duplex • Stable conversion • Central Clerkenwell •
- Share of Freehold • Long lease • Low service charge •



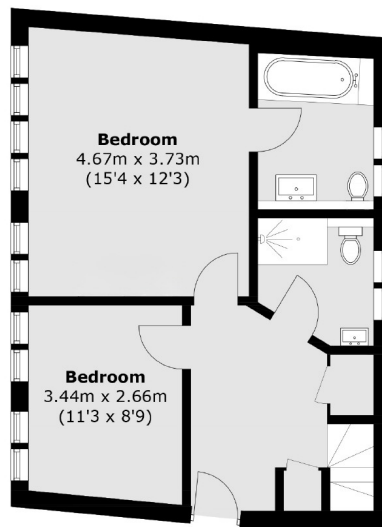




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**Third Floor**



**Second Floor**

Total area (approx.): 89.0 sq. m (958.0 sq. ft)  
Balcony (approx.): 4.0 sq. m (43.0 sq. ft)

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Energy Rating: . We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

