



Crescent House Golden Lane Estate, Golden Lane Estate,

Asking Price ~~£425,000~~ £425,000

- Top Floor with Barrel Vaulted Ceiling
- Grade II Listed*
- Third Floor
- West Facing
- Lift
- New Style Kitchen
- Highly Sought After

Crescent House Golden Lane Estate, Golden Lane Estate, London, EC1V 9SL

A highly sought after & rare barrel vaulted top floor (third) bright and airy one bedroom apartment., with superb and highly sought after barrel vaulted ceiling Finished in 1962, The Golden Lane Estate was one of the finest achievement of the architects Chamberlain, Powell & Bon. Grade II Listed, the Estate incorporates a recently refurbished Public Leisure Centre, located right in the middle, with tennis & squash courts, gym and swimming pool. The sense of community, promoted by the architecture and design, has made the estate both successful and popular. Crescent House itself is actually Grade II* to show its elevated significance over the rest of the Estate. The architects drew inspiration from Le Corbusier, one of the pioneers of what now is called Modern architecture. Their vision has created a unique urban village community devoid of traffic with immediate amenities. The apartments themselves are cleverly designed to maximise light and space. With incredible foresight, the architects designed Crescent House with 'Spare Rooms en-suite' at the end of the corridor where residents' family and friends can come and stay for a very reasonable rate. Fantastically located, Barbican tube station is only a couple of minutes' walk away, with Moorgate (Northern line), St Paul's (Central line) and Mansion House (District line) tube stations each within a short walking distance – as is Liverpool Street (main line to Stansted) and Farringdon Station (main line to Gatwick) and the Elizabeth Line Farringdon Station is a vital interchange between the North-South Thameslink and the East-West Elizabeth service. The Elizabeth gives direct access to Canary Wharf in 9 minutes & Bond Street in 3 minutes. Lease extension adding an extra 90 years is available to buy. It should be noted the windows and some extensive renovations to the whole Estate will be taking place in the very near future these costs will be passed on to the leaseholders.



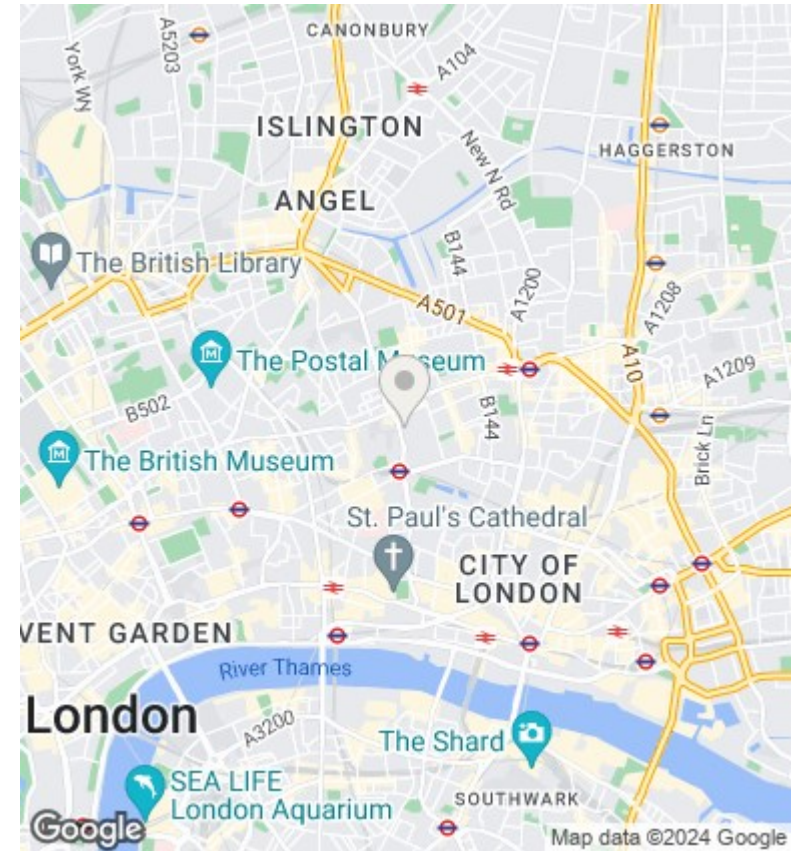
Council Tax Band: C





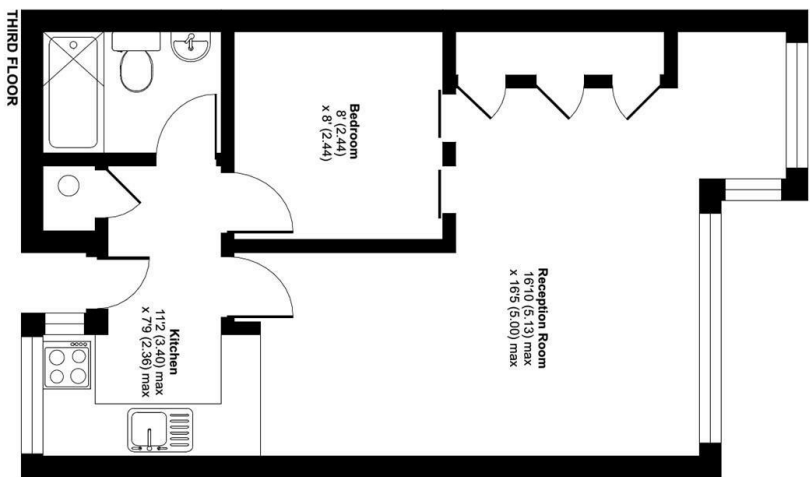






Crescent House, Golden Lane Estate, London, EC1

Approximate Area = 419 sq ft / 38.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating PAS 98:2018 (BMS Residual).
Produced for Hamilton Brooks. REF: 506415 © Hamilton 2022.

Directions

Viewings

Viewings by arrangement only. Call 020 7606 8000 to make an appointment.

Council Tax Band

C

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