





KEY FEATURES

- 2.6m ceilings in reception room
- Two private patio gardens
- Mechanical ventilation with heat recovery (MVHR)
- Sustainable water attenuation system

This thoughtfully designed townhouse occupies the upper and lower ground floors of Chadwell Mews, a distinctive development discreetly positioned behind Georgian terraces in Clerkenwell. Offering contemporary styling and meticulous craftsmanship, the home features a bright, open-plan kitchen, dining and reception space with generous ceiling heights of 2.6 metres, along with two private patio gardens enhancing the indoor-outdoor flow.

Internally, the property is crafted for modern living, combining sleek aesthetics with practical design. Its dual-level arrangement maximises natural light, aided by strategically placed windows and two patio gardens, ensuring comfortable living conditions and effective cross-ventilation throughout the seasons.

Chadwell Mews enjoys a prime Clerkenwell location, quietly nestled behind Chadwell Street close to Myddleton Square. Angel Underground station (Northern Line) is conveniently situated just three minutes' walk away, while Farringdon station, serving multiple Tube lines and National Rail services, is reachable within a 15-minute stroll, providing swift access across London and beyond.



3 BEDROOM



2 BATHROOM





ACCOMMODATION

Open plan reception/dining/kitchen

Principal bedroom with ensuite

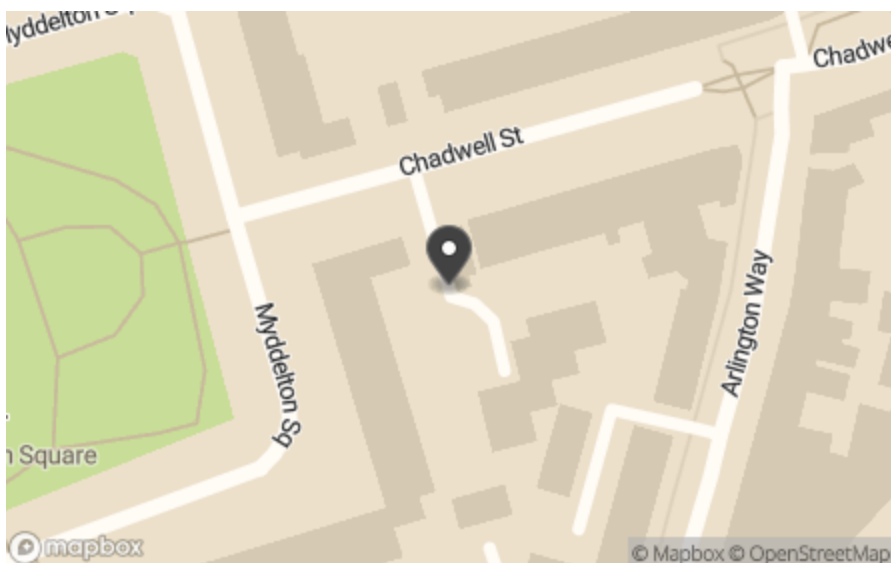
Second bedroom with ensuite

Third bedroom

Two patio gardens

WC

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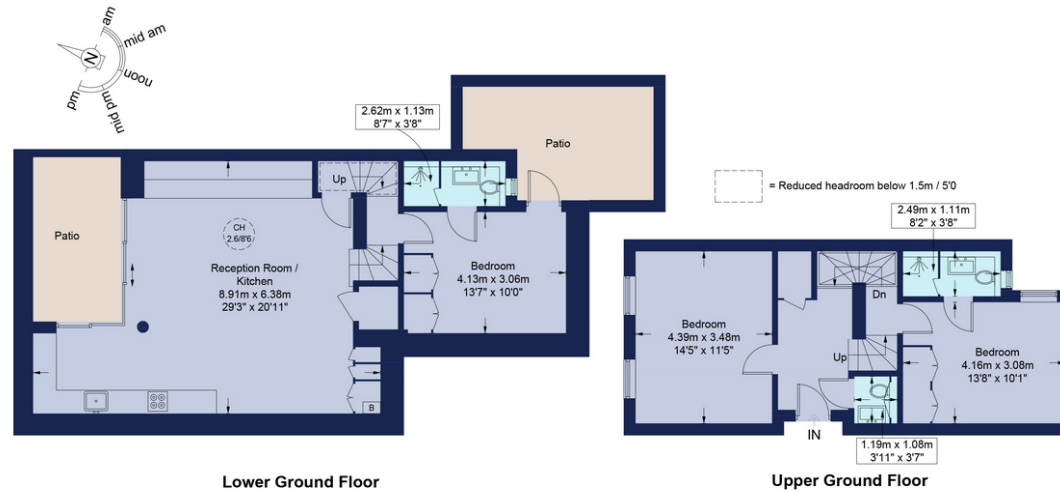




Chadwell Mews, EC1R

Approximate Gross Internal Area = 1197 sq ft / 111.2 sq m

Restricted Height = 18 sq ft / 1.7 sq m



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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer

TERMS

Price: £1,212 per week

Council Tax Band: G

Viewing: By appointment only

**BEAUCHAMP
ESTATES**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(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	

