



Myddelton Street, Clerkenwell, London **EC1R**





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This meticulously restored period home, set on a picturesque and historic Clerkenwell terrace, offers an exceptional blend of classic charm and contemporary luxury. Completed to the highest standards, this property features brand new, high-specification interiors, presenting a unique opportunity for potential purchasers.

The apartment spans approximately 1,558 square feet across two floors, featuring its own private entrance. It comprises three double bedrooms, two bathrooms, a guest WC, and a flexible heated studio room at the rear, ideal for use as a home office or additional living space. Both floors offer direct access to a beautifully designed two-tiered patio garden.



Guide price: £1,750,000

Tenure: Leasehold: approximately 982 years remaining

Local authority: London Borough of Islington

Council tax band: TBC







The upper floor impresses with a spacious open-plan living area adorned with solid engineered parquet wood flooring and bespoke cabinetry enhanced by recessed lighting. The high-end kitchen is a chef's dream, featuring a sleek handleless design, Carrara marble worktops, a Gaggenau oven, a five-ring gas hob, and an integrated laundry room equipped with a Bosch washing machine and separate dryer. A luxurious family bathroom on this level includes a bath, a walk-in shower, premium Danish VOLA taps, contemporary sanitaryware, and a striking herringbone feature tiled wall.

On the lower floor, you'll find three generously sized double bedrooms, two with plush carpeting and one with engineered parquet flooring. The principal bedroom benefits from an en suite shower room, while a stylish guest WC features Bluetooth wireless connection mirrors. This floor also provides access to four fully tanked vaults, offering ample space.

The property is enhanced by a newly installed gas central heating system, cast iron radiators, antique-style brass faceplates and switches with USB ports, and individually sourced lighting from renowned suppliers such as Felix Lighting, Soho Home, and Urban Cottage Industries. Thanks to comprehensive thermal and noise insulation, the property features an impressive EPC rating of B.

This exceptional home combines period elegance with modern comfort, making it a rare find in the sought-after Clerkenwell area.

Location

Myddelton Street is in the heart of Clerkenwell and links St John St to Exmouth market. Farringdon Station is approximately 840 yards South, and Angel Tube Station is approximately 670 yards North (source: streetcheck.co.uk). Exmouth market is a thriving local hotspot, home to a number of independent shops, restaurants and cafe.

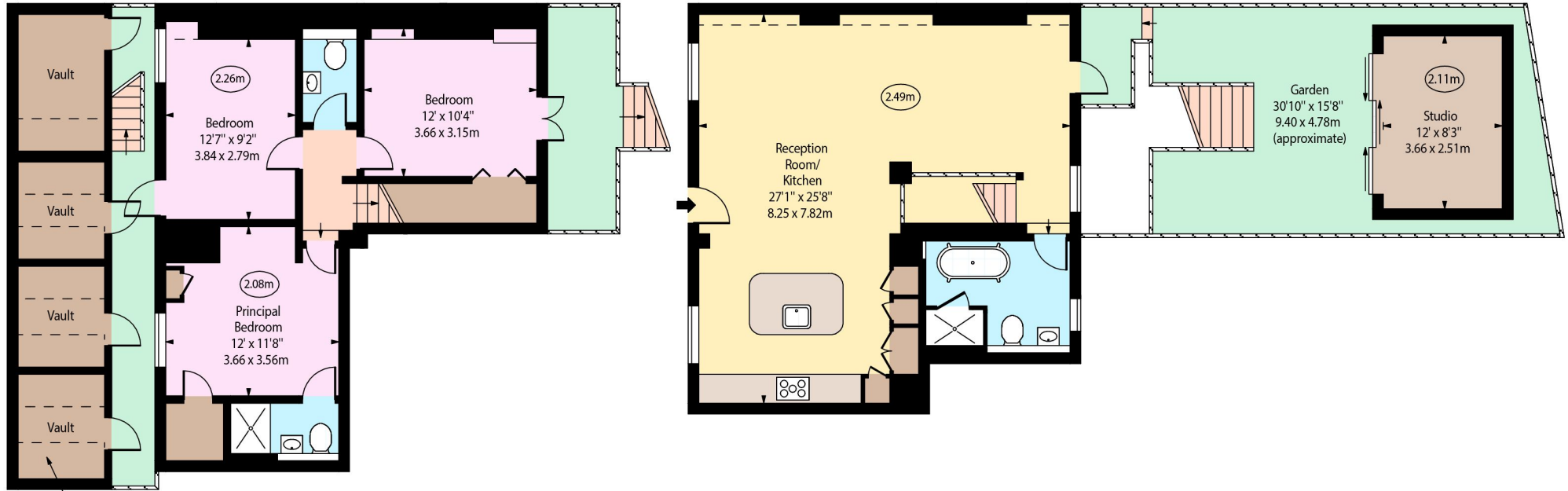




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○ - Ceiling Height



Ground Floor

Approx Gross Internal Area 1257 Sq Ft - 116.77 Sq M
(Excluding Studio & Vaults)

Approx Gross Internal Area 1558 Sq Ft - 144.74 Sq M
(Including Studio & Vaults)

Studio Area 97 Sq Ft - 9.01 Sq M

Vaults Area 204 Sq Ft - 18.95 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated May 2024.

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