



Myddelton Square, Clerkenwell, London **ECIR**



Myddelton Square, Clerkenwell **EC1R**

A five bedroom, Grade II listed, Georgian townhouse in the heart of Clerkenwell; located on the ever popular, Myddelton Square. Situated on the sought-after Myddelton Square in the heart of Clerkenwell, this exceptional house spans over 2,300 sq. ft. Meticulously refurbished by the current owners, the property seamlessly blends contemporary design with traditional features, showcasing an unparalleled attention to detail. The lower ground floor features two vaults, ideal for storage, alongside a spacious kitchen/dining room. The modern kitchen is perfect for entertaining, with ample space for a large dining table and double doors that lead out to a 30 ft east-facing garden. This floor also features a convenient utility room.



Guide price: £4,000,000

Tenure: Available freehold

Local authority: London Borough of Islington

Council tax band: H







The ground floor hosts a stunning double-aspect reception room, brimming with character. Wooden flooring, intricate cornicing, ceiling roses, and elegant sash windows add a timeless charm. A W.C. completes this level.

On the first floor, you'll find two versatile bedrooms currently used as a study and an additional reception room. This floor benefits from a beautiful fireplace and striking views across Myddelton Square, as well as the rear garden.

The second floor is home to the principal bedroom, exuding elegance and charm. It includes access to a spacious and tastefully designed en suite bathroom.

The top floor comprises two further bedrooms and a family bathroom.

This unique property combines period charm with modern convenience and benefits from its enviable location on one of Clerkenwell's most desirable squares.



Location

Myddelton Square is a wonderful tranquil setting set within the New River conservation area in amongst more vibrant surroundings, supremely well positioned for access to a plethora of amenities of Amwell Street, as well as Sadlers Wells Theatre, the renowned eateries and bars of Exmouth Market, Upper Street and Camden Passage. Angel tube station (0.3 miles) is within close proximity offering the Northern Line and access into the city. King's Cross St Pancras (0.5 miles Underground, National and International Rail) is close by, with excellent transport links available across London, the UK and Europe.

Myddelton Square is the largest square in the area aside from Finsbury Square. It is considered by some to be Islington's best and most important adornment of the New River Estate, and stylistically, it is the most cohesive in the district.



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Approximate Floor Area = 214.3 sq m / 2307 sq ft
 Vaults = 12.7 sq m / 137 sq ft
 Total = 227.0 sq m / 2444 sq ft
 (Including Void)
 Including Limited Use Area (15.4 sq m / 166 sq ft)



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 November 2024. Photographs and videos dated November 2024.

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