



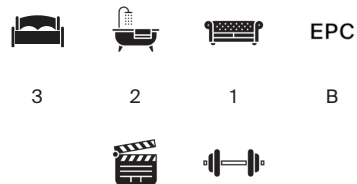
PHOENIX PLACE

Clerkenwell WC1X



A SPACIOUS APARTMENT SET IN WARRINGTON HOUSE

The Postmark Development is situated at the dynamic intersection of
Bloomsbury, Kings Cross, Clerkenwell and Farringdon.



Local Authority: London Borough of Camden

Council Tax band: G

Tenure: Leasehold, approximately 991 years remaining

Ground rent: £1,000 per annum, reviewed annually, next review due 2025

Service charge: £7,668.94, reviewed annually, next review due 2025

Guide Price: £1,750,000



PHOENIX PLACE CLERKENWELL WC1X

This spacious three bedroom, two bathroom apartment is set in Warrington House. The property features three generously sized bedrooms, each with built-in storage for added convenience. The semi-open-plan living and kitchen features floor-to-ceiling windows that flood the space with natural light and offer seamless access to two outdoor areas – a private balcony and a larger terrace. The principal bedroom benefits from an en suite bathroom, while the family bathroom is well-equipped with a bathtub. Warrington House offers 24-hour concierge, residents' cinema, courtyard, rooftop gardens, gym, private dining room and terrace. We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice









Approximate Gross Internal Area = 99.96 sq m / 1076 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted
to tell you more.

Megan Squire
+44 20 3657 7352
megan.squire@knightfrank.com

Knight Frank Islington
321-322 Upper Street
London N1 2XQ

knightfrank.co.uk

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