



BOWLING GREEN LANE

Clerkenwell EC1R



THREE BEDROOM PENTHOUSE IN CLERKENWELL

Architect-designed Clerkenwell penthouse with studio, 1,600sq ft of terraces & rich creative heritage—an iconic London residence in the heart of the capital's most vibrant neighbourhood.



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Local Authority: London Borough of Hackney

Council Tax band: Unknown

Tenure: Leasehold, approximately 968 years remaining

Ground rent: Peppercorn

Service Charge: *

Guide price: £4,750,000



A rare opportunity to acquire one of Clerkenwell's most iconic residences—an extraordinary dual-level penthouse and studio spanning approximately 3,600 sq ft of beautifully crafted interior space, complemented by a further 1,600 sq ft of private outdoor terraces. An inspired fusion of architectural integrity, mid-century design influence, and cinematic flair, this property offers unmatched versatility and character.

Celebrated for its distinctive design and cultural cachet, the home has served as a backdrop for high-profile campaigns and featured in editorial shoots for luxury lifestyle brands and style bibles. It has hosted leading fashion houses, film directors, and music video producers, establishing itself as a go-to creative hub for the city's elite.









The upper level comprises a spectacular three-bedroom penthouse where triple-aspect living, expansive proportions, and dramatic 3.5-metre ceiling heights create an exceptional sense of volume and light. The open-plan kitchen, dining, and reception room is framed by floor-to-ceiling glass, leading out to a sweeping wraparound balcony—seamlessly integrating indoor and outdoor living.

Two large bedrooms share a beautifully appointed family bathroom, while the principal suite offers a peaceful retreat complete with walk-in wardrobe, elegant en-suite shower room, and a zen-style internal courtyard—a rare oasis in the centre of the capital. Crowning the home is a vast private rooftop terrace, extending the full footprint of the penthouse, offering panoramic skyline views—ideal for grand entertaining or quiet reflection.







On the floor below, the studio presents a compelling live/work opportunity with an unmistakable industrial-chic character. Formerly the creative space of world-renowned photographer Graeme Montgomery, it features original warehouse detailing, Crittall windows, polished concrete floors, historic loading doors, and bespoke walnut partitions. Raw plaster-finished walls provide a refined, textural backdrop, while the Japanese-inspired bathroom and extensive built-in storage combine form and function. The space can be reconfigured with ease to suit a range of uses, from artistic practice to stylish urban living.

Discreet and self-contained, the studio is accessible from both a formal entrance on Bowling Green Lane and an industrial-style fire escape on Roberts Place, offering privacy and flexibility.

The building itself dates back to the 1930s, originally designed by Rowland Plumbe & Partners as a manufacturing warehouse for printing presses. In 1999, renowned architect Spencer Fung—known for his work with Daylesford Organic and Bamford—was commissioned to transform the space into the extraordinary residence it is today, with Graeme Montgomery shaping the final vision.

*Please note that we have been unable to confirm the service charge amount or it's review periods. You should ensure that you or your advisors make your own inquiries.





LOCATION

Located just moments from the vibrant Exmouth Market, the apartment is surrounded by Michelin-starred restaurants, boutique cafés, and renowned gastro pubs. Clerkenwell was recently named the number one place to live in London by the BBC. Transport links are excellent, with Farringdon Station (0.4 miles) offering direct connections to Heathrow, Gatwick, Luton, and the Eurostar via the Elizabeth Line, Thameslink, and Underground.

This is a truly unrepeatable opportunity to own a landmark home of rare quality, scale, and provenance in one of London's most desirable neighbourhoods. A property that must be seen to be fully appreciated.









Approximate Gross Internal Area = 327.01 sq m / 3520 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
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