



Sebastian Street, London **EC1V**

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# Sebastian Street, London EC1V

A wonderful Grade II listed four bedroom house on Sebastian Street, Clerkenwell occupying a commanding corner position overlooking Northampton Square. Refurbished to the most exacting standards, the property offers over 2,600 sq ft of beautifully appointed accommodation benefiting from generous proportions and retaining a wealth of period features including ornate cornices, ceiling roses, shutters and fireplaces. With a side entrance and central staircase, the property has the feel and layout of a double fronted house and with two rooms per floor provides extremely flexible accommodation. There is an elegant dining room and gin bar on the ground floor together with a stunning contemporary style kitchen on the lower ground floor together with an adjacent utility room and cloakroom.

On the first floor is a stunning drawing room with attractive views across the square towards the cafe and bandstand with tall ceilings and full height sash windows flooding the room with natural light. Adjacent is a bright airy study which could be used as a further bedroom if necessary. There are three double bedrooms on the two upper floors, including a sumptuous principal suite over the whole of the second floor together with two further bedrooms on the top floor sharing a shower room. Usefully, the property has an abundance of storage with a large loft covering the entire footprint of the house, a large store on the lower ground floor which could be used for storing wine and two further under-pavement vaults.



**Guide price:** £11,000 per calendar month/ Short let £18,000 per calendar month

**Furniture:** Available furnished

**Minimum length of tenancy:** 12 months

**Deposit:** £13,846.15

**Local authority:** London Borough of Islington

**Council tax band:** G



## Location

Located on the corner of Sebastian Street and Northampton Square, the property is conveniently positioned for access to the many and varied amenities of both Clerkenwell and Angel. The nearest Underground station can be found at Angel (0.4 miles - Northern line). Farringdon station (0.7 miles - with its numerous Underground and rail services) is also easily accessible and will become the largest interchange station on the Crossrail network when it opens.





## Sebastian Street, EC1V

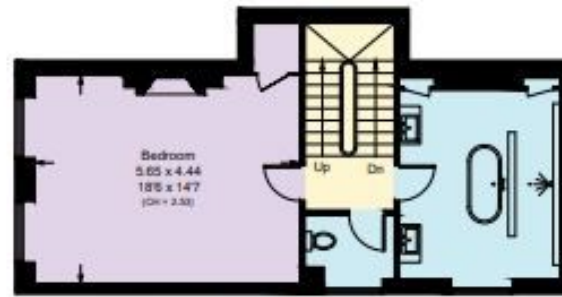
Approximate Area = 252.4 sq m / 2717 sq ft

Store = 19.0 sq m / 204 sq ft

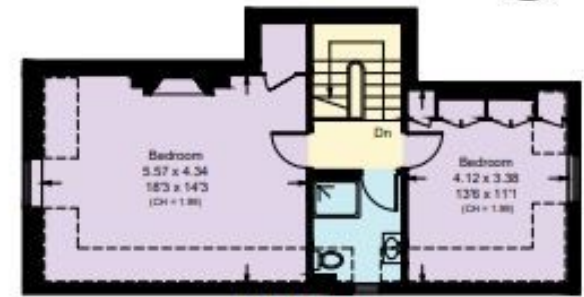
Vaults = 13.9 sq m / 150 sq ft

Including Limited Use Area (19.6 sq m / 211 sq ft)

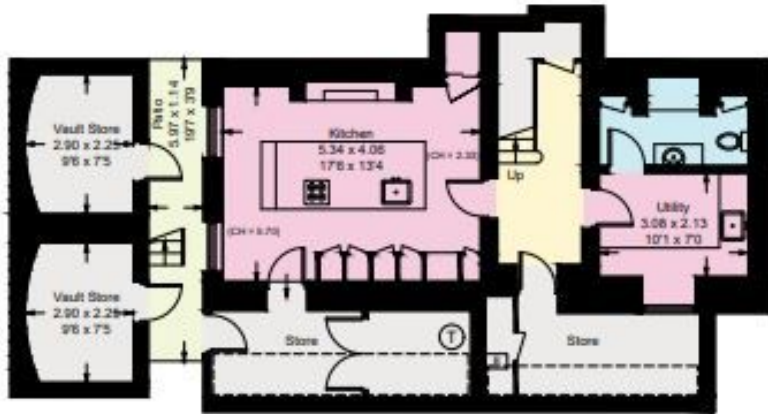
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



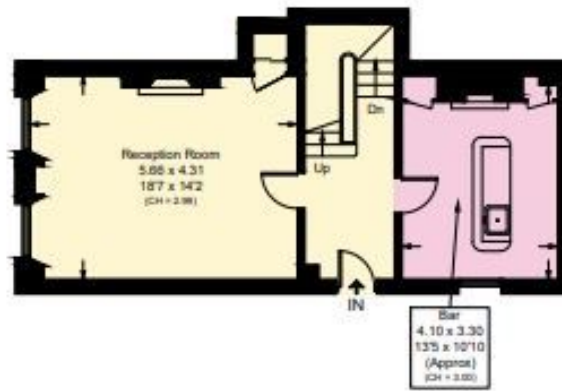
Second Floor



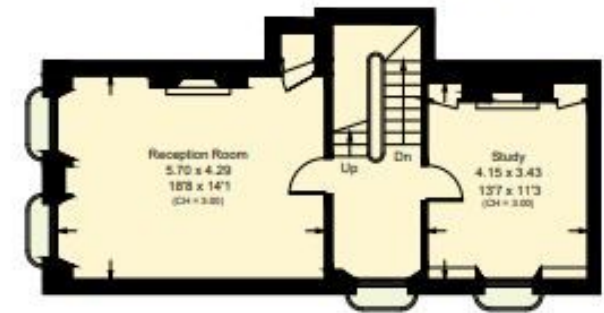
Third Floor



Lower Ground Floor



Ground Floor



First Floor

Knight Frank

Islington

321-322 Upper Street

London

N1 2XQ

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I would be delighted to tell you more

Michal Bocian, MARLA

020 3657 7346

[michal.bocian@knightfrank.com](mailto:michal.bocian@knightfrank.com)



All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks' rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT). For other fees that might apply, please ask us or visit [www.knightfrank.co.uk/tenantfees](https://www.knightfrank.co.uk/tenantfees). Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical.

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