

For Sale



People Make Places



Bowling Green Lane, Clerkenwell EC1

2 Bedrooms | 710 sqft

£795,000





Set within a contemporary scheme by award winning developers Marldon, this bright and modern two bedroom, two bathroom second floor apartment offers bright, well-planned living space plus a private wraparound terrace, moments from Exmouth Market, Clerkenwell Green and Farringdon.

What you need to know

- Modern Two Bedroom Apartment
- Two Bathrooms
- Second Floor (With Lift)
- 710 sq ft / 66 sq m
- Wraparound Terrace
- Open-Plan Living Space with Full Height Glazing
- Quiet Position near Exmouth Market & Clerkenwell Green
- Leasehold: 981 Years
- Ground Rent: Peppercorn
- Service Charge: £2966.91 per annum (2024)*



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Overview

Quietly positioned on the corner of a small contemporary development on Bowling Green Lane, this beautifully presented two bedroom apartment offers bright, lateral living space with a great connection to the outside, extending to approximately 710 sq ft.

The apartment's overall feel is clean, calm and quietly modern, with natural oiled timber flooring to the living areas, carpeted bedrooms, great natural light and generous ceiling heights creating a sense of space and volume, with the terrace adding an attractive extra dimension.

The entrance hall leads through to an open-plan living, dining and kitchen space, which opens directly via three sets of sliding glass doors onto the wraparound terrace running across the width of the reception area and behind both bedrooms. The full-height glazing draws in wonderful natural light and frames leafy views across the terrace towards the neighbouring former school buildings.



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Both bedrooms are separate from the main living space, with the principal bedroom offering well considered built-in storage and an en suite shower room. The second bedroom is equally well-proportioned and has access to a separate bathroom positioned off the hallway.

The building itself was developed in 2008, constructed within the grounds of the former Victorian Bowling Green Lane Board School. The neighbouring Grade II listed school building originally dates from 1874, and between 1984 and 2021 served as the global HQ of Zaha Hadid Architects, and is still home to the Zaha Hadid Foundation. This connection gives the immediate setting an interesting link between Clerkenwell's educational past and its more recent design-led identity.

Bowling Green Lane sits in one of Clerkenwell's most appealing and leafy pockets, close to the independent restaurants, cafés and pubs of Exmouth Market, with Clerkenwell Green, St. John Street and central Clerkenwell all within easy reach.



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The area has long attracted architects, designers, makers and media businesses, and still has a distinctive mix of warehouses, former schools, studios, cobbled streets & courtyards and historic institutional buildings.

Farringdon station is nearby, providing excellent connections across London via the Elizabeth line, Thameslink, Circle, Hammersmith & City and Metropolitan lines. The City, King's Cross, Bloomsbury and the West End are all easily accessible, while the surrounding streets offer a quieter, more local village-like character that feels notably removed from the pace of many of the neighbouring areas.

*Service charge for 2024 not including charges for additional works on communal areas that all lessees contributed to as a one-off charge



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People Make Places

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We work with both property owners and their occupiers, sharing the story of these vibrant neighbourhoods, conveying the unique soul & energy to future custodians, the people who'll keep them buzzing.

And unlike many real estate businesses we're not just about buildings, because streets & buildings don't make a neighbourhood.

We're about building relationships, because **people make places**.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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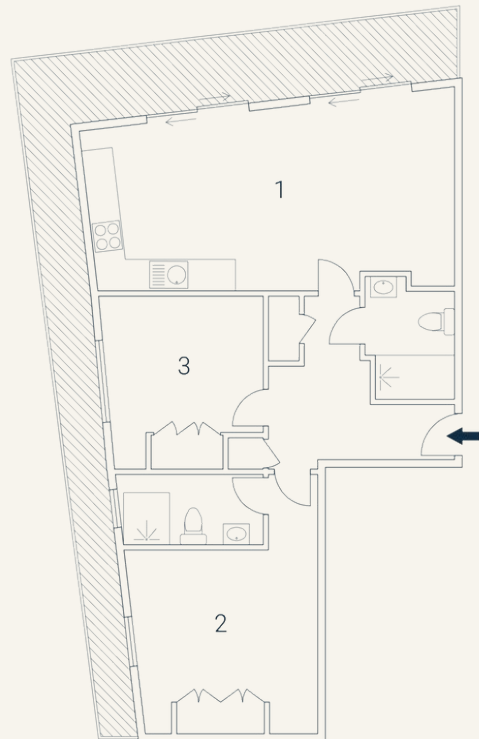
Approximate Gross Internal Area 66 sqm/ 710 sq ft

Excluding External Terrace of 21 sqm/ 226 sq ft

1 Living/
Dining/
Kitchen
7.30 x 3.80M
23'11" x 12'6"

2 Bedroom
4.94 x 3.76M
16'2" x 12'4"

3 Bedroom
3.30 x 3.20M
10'10" x 10'6"



Floorplan produced for Tavistock Bow. Illustration for identification purposes only and not to scale. All measurements are approximate and not to be relied upon.

tavistockbow

21 New Row, Covent Garden,
London, WC2N 4LE

t: 020 7477 2177
e: hello@tavistockbow.com
w: tavistockbow.com



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