Myddelton Passage EC1R

London

Guide Price

OIEO £775,000

This bright and spacious three-double-bedroom flat is set on the ground floor of a handsome, purpose-built block tucked away in the quiet haven of Myddelton Passage, right in the heart of Clerkenwell. Offered chain-free and presented in excellent decorative order throughout, the property benefits from double glazing and a lovely airy feel – a perfect low-maintenance London home in one of the capital's most vibrant villages.

A welcoming central hallway leads to all rooms. To the front is a generous reception room with a wide bay window overlooking the peaceful passage and ample space for living and dining. At the rear is a stylish, modern kitchen with plenty of storage and worktop space, plus the real bonus of a separate utility room and guest cloakroom. There are three proper double bedrooms – the principal to the front and two further doubles quietly situated to the rear – together with a smart contemporary bathroom.

The block is well maintained by the residents and has that solid, reassuring build quality typical of the era.

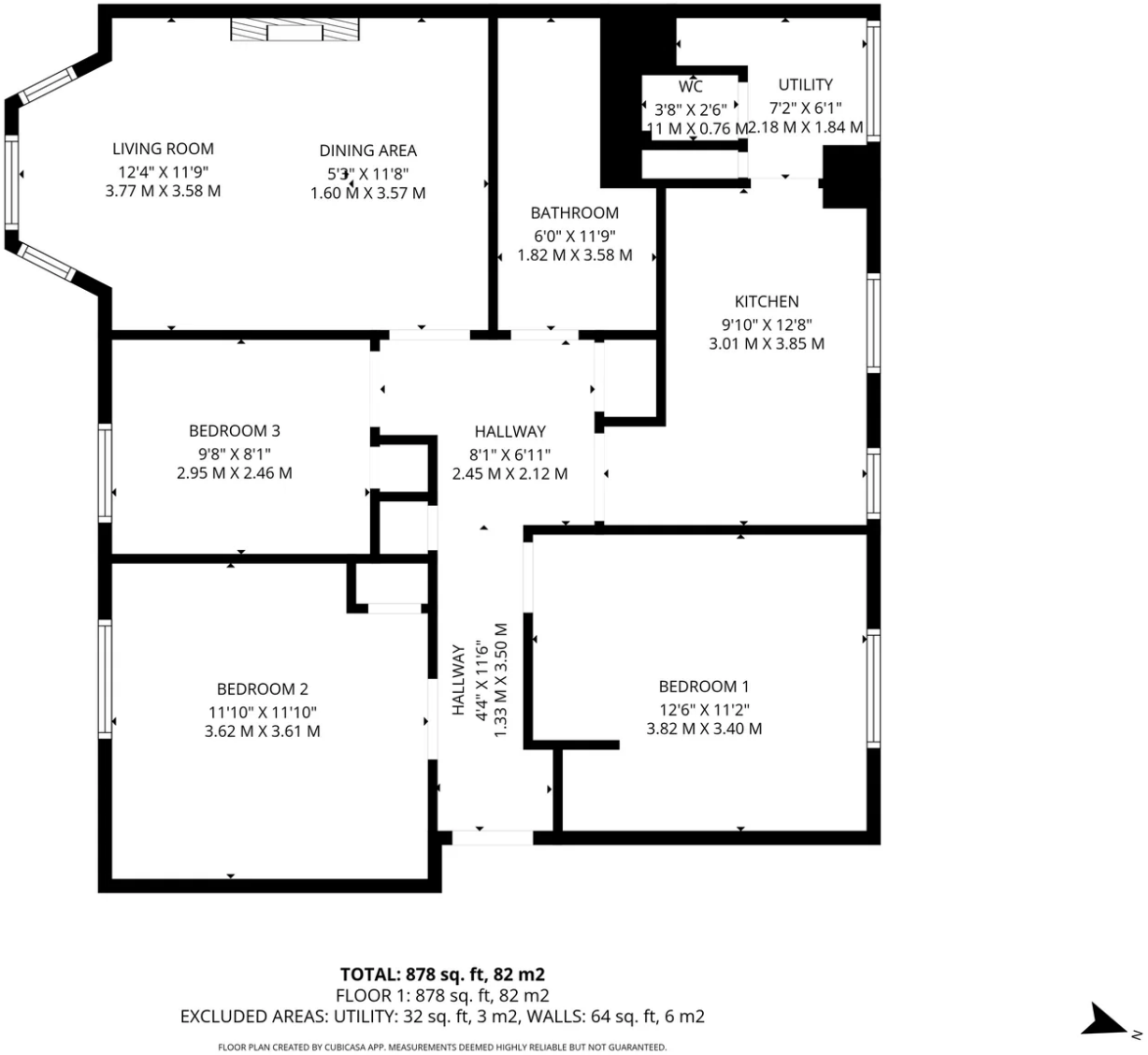
Myddelton Passage sits just off picturesque Myddelton Square, one of Clerkenwell's most desirable garden squares, and enjoys an exceptionally quiet position moments from the buzz of the area. Sadler's Wells theatre is virtually on the doorstep, while Exmouth Market – with its fabulous daily food market, independent cafés, restaurants and boutiques – is a short stroll away, as is the ever-popular Amwell Street with its charming village feel, deli, pubs and independent shops. Angel tube station (Northern line) and Farringdon (Elizabeth, Circle, Hammersmith & City, Metropolitan lines and Thameslink) are both within easy reach, giving swift access across London and beyond. Upper Street, Leather Lane market and the restaurants and bars of St John Street are all close by, and residents also enjoy being just a few minutes from the leafy open spaces of Myddelton Square gardens itself, Spa Fields and Joseph Grimaldi Park – perfect for a morning coffee or an evening stroll. Hugh Myddelton Primary School which is Ofsted rated "Outstanding", is close by, along with other popular schools.

All in all, this is one of Clerkenwell's most perfectly placed addresses.

Leasehold: Approx. 177 years remaining
Service Charge: Approx. £1,454-£1,500 per annum

Council Tax: Band E

Black quinoa
& roasted
pumpkin



TOTAL: 878 sq. ft, 82 m2
FLOOR 1: 878 sq. ft, 82 m2
EXCLUDED AREAS: UTILITY: 32 sq. ft, 3 m2, WALLS: 64 sq. ft, 6 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Amanda Walker

7 Marlborough Road London N22 8NB

07817 598 309

amanda.walker@exp.uk.com

https://amandawalker.exp.uk.com