



## GOSWELL ROAD, CLERKENWELL, EC1V

### 2 BED APARTMENT

£3,000

A charming two double bedroom, apartment situated on Goswell Road, moments from the City.

The property comprises of a bright reception which generously proportioned leading to an open plan kitchen, master bedroom with built in wardrobes, second double bedroom and a tiled bathroom

Barbican, Moorgate, Angel and St Paul's are all within walking distance, covering five major lines, plus Crossrail in 2018. Moorgate also offers National Rail services.

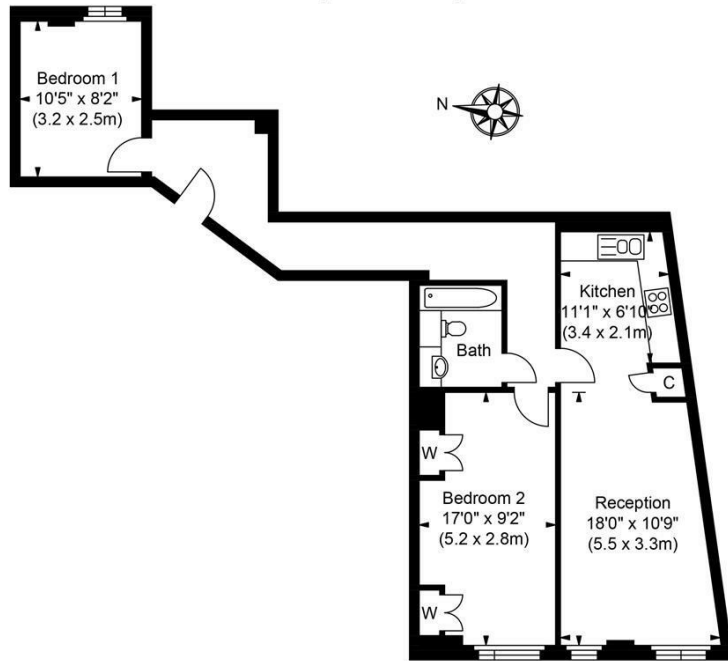
The flat is well positioned for access to the Barbican Arts Centre and cinemas, Waitrose, Smithfield Market, and the bars and restaurants of Clerkenwell.

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Goswell Road, EC1V

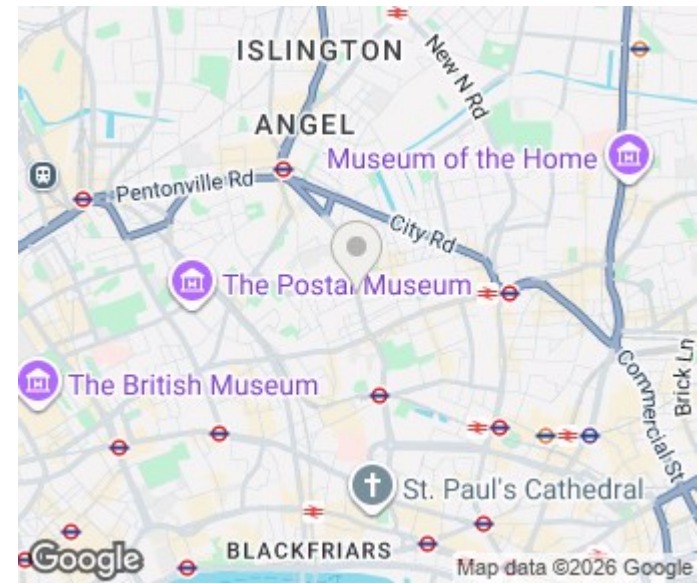
Approximate Gross Internal Area

698 sq ft / 64.82 sq m



First Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
 ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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