

Frank Harris & Co.



Dominion House, EC1A

£1,475,000

A luxury two bedroom apartment with two bathrooms and a large balcony. Located in a conservation area within Clerkenwell. Dominion House, a former school house, has a mix of original facades and elegant modern glazing located just a short walk to the Elizabeth line. Approx. 1025 sqft.



Internally the apartment comprises: engineered timber flooring to all rooms except bathrooms, an open plan reception room leading to a good sized balcony overlooking the peaceful residents garden area with ample space for a dining table and chairs. The luxury kitchen benefits from a good selection of base and wall units, Miele and Siemens appliances, a stainless steel worktop, wine fridge, induction hob, Miele dishwasher, oven and microwave. A Siemens washer/dryer is located in the hallway cupboard.

The bedrooms have floor to ceiling windows with fitted storage. The main bedroom has an en-suite bathroom with a full sized bath and walk in shower and underfloor heating, and fully tiled bathrooms, concealed storage. All lighting is dimmable and programmed into scenes. The underfloor heating and cooling system is thermostatically controlled and there is wooden flooring throughout.

The immediate area boasts a good selection of restaurants and shopping can be found close by at St. Paul's with the One New Change shopping complex, along with large Waitrose and Marks and Spencer stores nearby.

Facilities include a screening room, bar, residents lounge and kitchen.

The location benefits from superb transport links, with Barbican, Farringdon and St Pauls stations all being close by. The arrival of The Elizabeth line has cut journey times to Canary Wharf to approximately 8 minutes and Heathrow airport to 30 minutes.

- Two Bedroom Apartment • Balcony • Long Lease •
 - No Onward Chain • Screening Room • 24 Hour Concierge •
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Total area (approx.): 95.3 sq. m (1025.8 sq. ft)

Balcony area (approx.): 4.2 sq. m (45.2 sq. ft)

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Energy Rating: B. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

