



President House

King Square, EC1V

Asking Price £550,000

A well-presented fifth floor three-bedroom apartment with a south-facing balcony, ideally positioned in the vibrant Clerkenwell.

CHESTERTONS



President House

King Square, EC1V

- Fifth Floor
- Three Bedrooms
- South-Facing Balcony
- Access to King Square Gardens



Upon entering, you are welcomed by a stylish modern kitchen featuring an induction hob, generous worktop space and excellent storage. Adjoining the kitchen is a bright and spacious 16' x 10' reception room with direct access to the private south-facing balcony, creating an ideal space for relaxing or entertaining. The property offers three well-proportioned double bedrooms, including a principal bedroom with built-in wardrobes, together with a contemporary shower room and separate WC. Residents also enjoy access to the attractive King Square Gardens. Clerkenwell is one of Central London's most sought-after neighbourhoods, renowned for its blend of historic charm, creative energy and excellent dining scene. Exmouth Market, Whitecross Street and Leather Lane offer an array of popular cafés, restaurants, bars and street food markets, while nearby Smithfield Market, Barbican and Islington provide further cultural and leisure attractions. The area benefits from exceptional transport connections. Farringdon station, now one of London's best-connected hubs, provides access to the Elizabeth Line, Thameslink, Circle, Metropolitan and Hammersmith & City lines, offering swift journeys across London and direct links to Heathrow Airport. Barbican, Angel, Chancery Lane and King's Cross St Pancras stations are also within easy reach, alongside numerous bus routes and cycle connections.

Tenure: Leasehold 171 years 8 months remaining.

Service Charge: £4,188 pa to include heating & hot water, caretaker salary, etc

Ground Rent: £10 pa

Local Authority: Islington

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	56 D
39-54	E		
21-38	F		
1-20	G		

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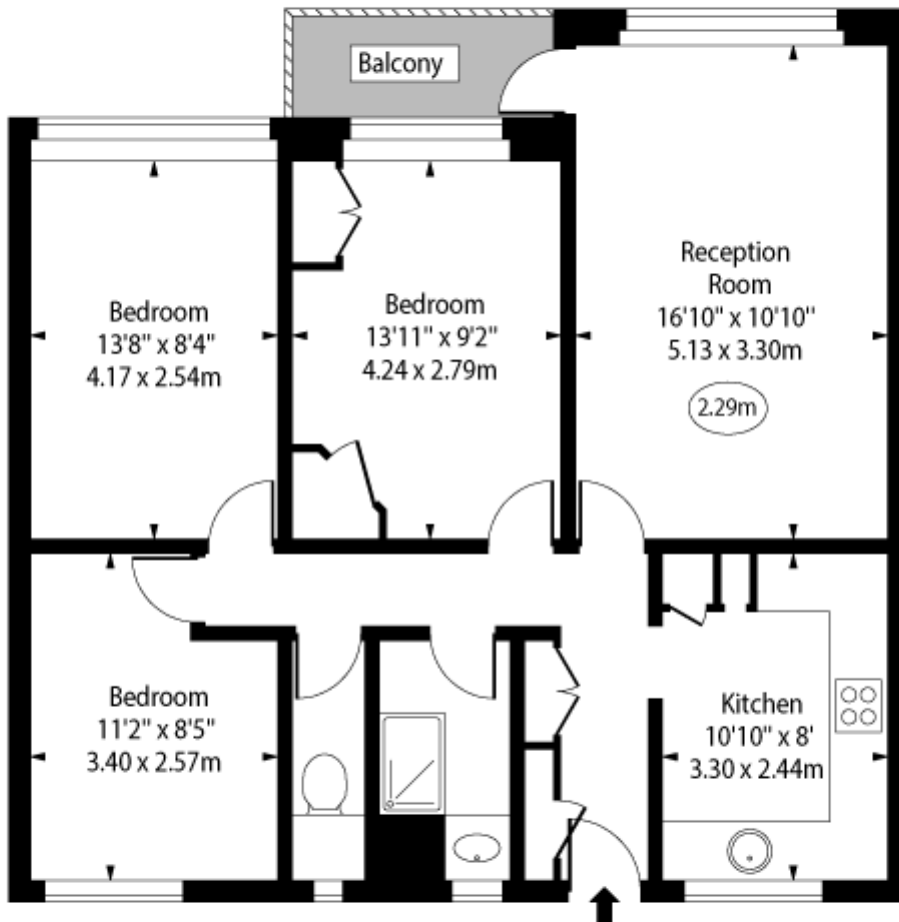
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○ - Ceiling Height



Fifth Floor

Approx Gross Internal Area 767 Sq Ft - 71.25 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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