

AMWELL STREET

London EC1R



AMWELL STREET

An impressive warehouse-style two-bedroom, two-bathroom home on sought-after Amwell Street, EC1R.

2	2	2	EPC C

Local Authority: London Borough of Islington

Council Tax band: G

Tenure: Leasehold with approximately 99 years remaining

Ground rent: £400 per annum

Service charge: £7,269.31 per annum, reveiewd every year, next reveiw date 2027

Guide Price: £1,650,000





UNIQUE CHARACTER-FILLED RESIDENCE

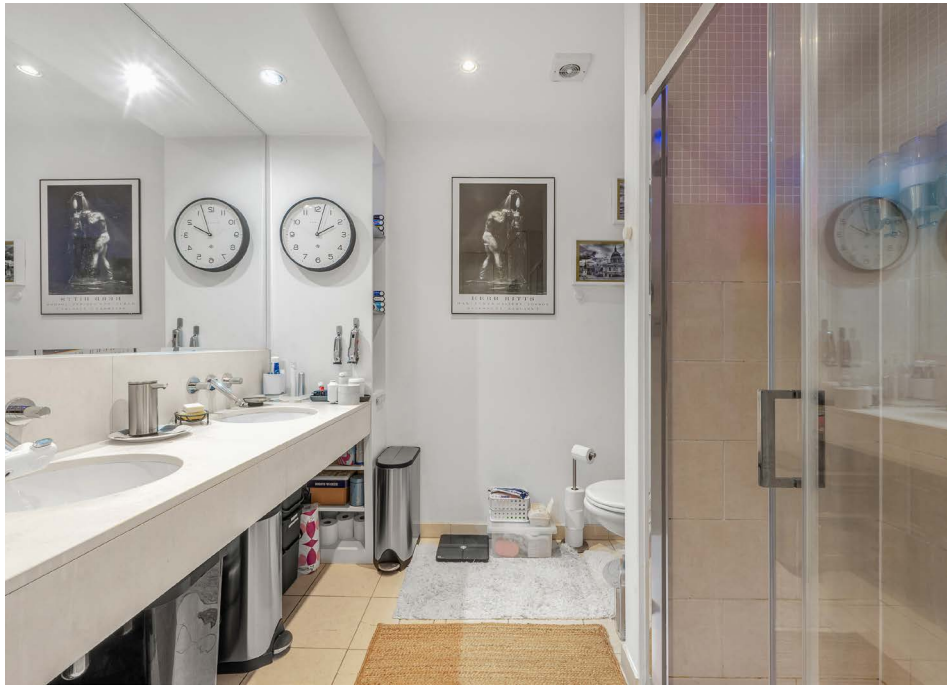
A truly unique warehouse-style home arranged across three floors, offering two bedrooms, two bathrooms, exceptional entertaining space and a private roof terrace, all set on the highly desirable Amwell Street.

Upon entering the property, you are welcomed onto the bedroom floor, where both bedrooms are generously proportioned and benefit from fitted wardrobes. The principal bedroom is particularly impressive, featuring exposed brickwork, a dedicated dressing area with built-in storage and an en-suite shower room. The second bedroom is equally well-sized and served by a family bathroom complete with bathtub. A useful additional storage nook off the landing further enhances the practicality of the home.









EXCEPTIONAL WAREHOUSE-INSPIRED RESIDENCE

A striking spiral staircase leads to the second floor, dedicated entirely to an extraordinary reception space. Flooded with natural light, this vast open-plan living room showcases impressive double-height ceilings, wooden flooring and floor-to-ceiling, wall-to-wall Crittall-style windows and doors, which open directly onto a private balcony. The result is a breathtaking living and entertaining area with an undeniable sense of volume and character. Adjacent to the reception room is a separate kitchen, thoughtfully designed with ample storage and generous worktop space, with the 90cm fridge, electric oven, gas hob and extractor fan all installed in 2026. The property also benefits from ultrafast fibre-optic broadband, with cabling running directly into the property and internet speeds of up to 900 Mb/s available.

Occupying the top floor is a versatile additional room, ideal as a snug, home office, studio or guest accommodation. From here, doors lead onto a sizeable south-west facing roof terrace, providing the perfect setting for outdoor dining. Rich in warehouse-inspired character and architectural features throughout, this exceptional home combines period charm with contemporary living to create a truly rare offering in the heart of Clerkenwell and Islington.





LOCATION

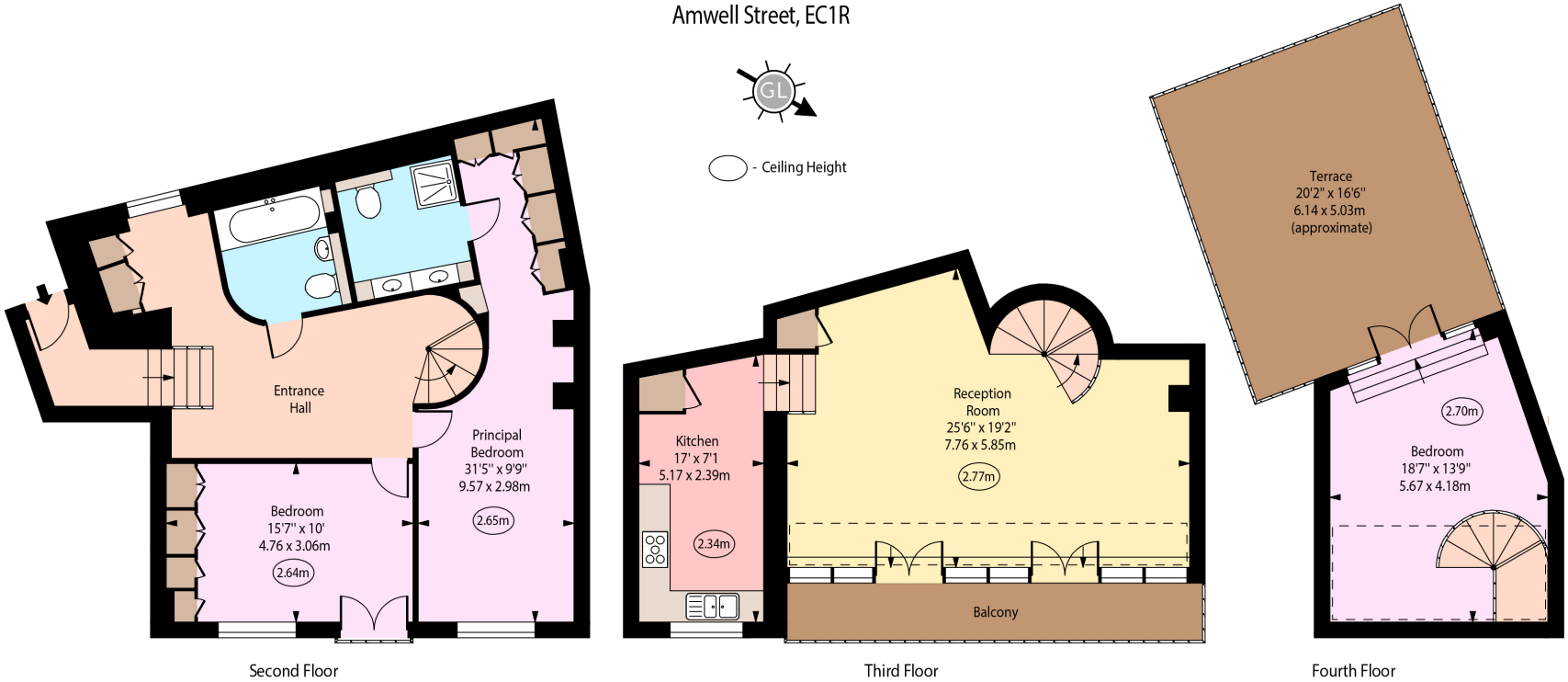
Amwell Street is ideally positioned just 0.4 miles from Angel Underground Station (Northern Line), providing swift access to Bank and the City. King's Cross St Pancras is also within easy reach, 0.7 miles away, offering an exceptional range of Underground lines, National Rail services and international connections via the Eurostar.

The property enjoys an enviable position moments from Exmouth Market, one of Clerkenwell's most renowned and vibrant destinations. Lined with an eclectic mix of independent cafés, acclaimed restaurants, bars and boutique shops, it offers a wonderful neighbourhood atmosphere right on your doorstep. Upper Street, Coal Drops Yard and Granary Square are also within easy reach, providing an outstanding selection of shopping, dining and leisure amenities.




20
ZONE
PZ51
Except for access
AMWELL STREET
Haikers

Amwell Street, EC1R



Second Floor | Third Floor | Fourth Floor

Approx Gross Internal Area 1575 Sq Ft - 146.32 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.
www.goldlens.co.uk
Ref. No. 033696R

Approximate Gross Internal Area = 146.32 sq m / 1,575 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Megan Squire

+44 2036577352

Megan.Squire@knightframk.com

Knight Frank Islington

321 322 Upper Street

N1 2XQ

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF East Anglia Ltd in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF East Anglia Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of KF East Anglia Ltd. 2. Material Information: Please note that the material information is provided to KF East Anglia Ltd by third parties and is provided here as a guide only. While KF East Anglia Ltd has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated <Particularsdate>. Photographs and videos dated <Photodate>. All information is correct at the time of going to print. KF East Anglia Ltd, a limited liability company registered in England with registered number 16443611. Our registered office is at The Barn Hempland Barn, Ufford Road, Woodbridge, Suffolk, IP12 2QE. KF East Anglia Ltd is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP. Each entity or practice in the Knight Frank global network is a distinct and separate legal entity. No Knight Frank entity acts as agent for, or has any authority to represent, bind or obligate in any way, any other Knight Frank entity. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.