



## GOSWELL ROAD, CLERKENWELL, EC1V

### 2 BED APARTMENT

£625,000  
LEASEHOLD

A well-presented two double bedroom apartment ideally located on Goswell Road, just moments from the City, offering bright and generously proportioned living space in one of central London's most connected and vibrant locations.

The property comprises a spacious and light-filled reception room, leading seamlessly into a modern open-plan kitchen, creating an ideal environment for both everyday living and entertaining. The principal bedroom benefits from built-in wardrobes, while the second double bedroom offers excellent flexibility for sharers, guests or home-office use. A contemporary tiled bathroom completes the accommodation.

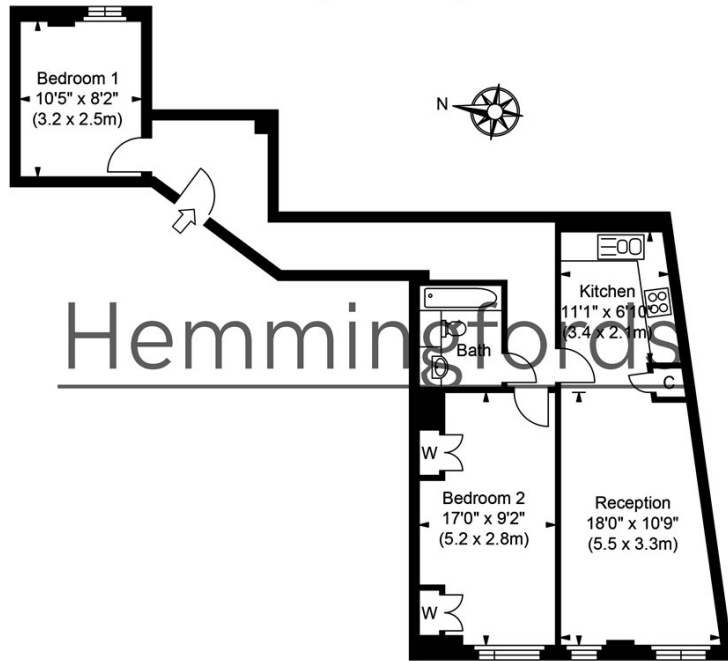
The location is a key highlight, with Barbican, Moorgate, Angel and St Paul's all within comfortable walking distance, providing access to multiple Underground lines and superb connectivity across London. Moorgate Station also offers National Rail services, making the property particularly appealing to City

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Goswell Road, EC1V

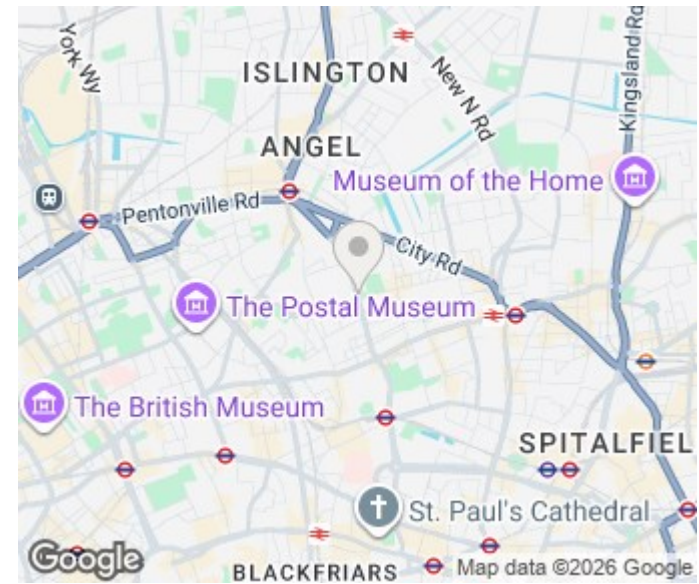
Approximate Gross Internal Area

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                                   |  | 72                      | 82        |
| (55-68) D                                   |  |                         |           |
| (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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