



GOSWELL ROAD, CLERKENWELL, EC1V

2 BED APARTMENT

£625,000
LEASEHOLD

Discover this charming two-bedroom apartment on Goswell Road, just moments from the heart of the City. Perfectly positioned for both comfort and convenience, this property offers the ideal blend of modern living and prime location.

Step into a bright, generously sized reception room that seamlessly flows into an open-plan kitchen, perfect for both relaxing and entertaining. The master bedroom features built-in wardrobes, offering ample storage space, while the second double bedroom provides flexibility for guests or a home office. A sleek, tiled bathroom completes this stylish apartment.

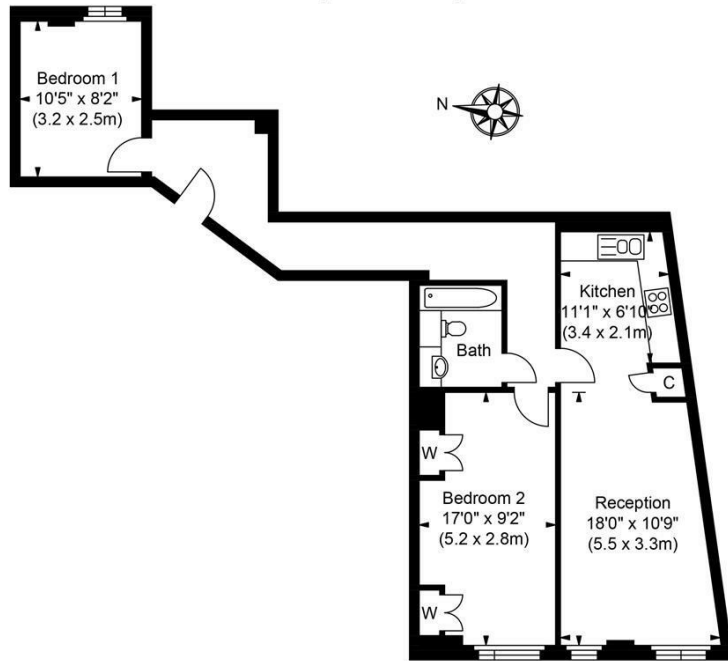
Enjoy easy access to key transport links, with Barbican, Moorgate, Angel, and St Paul's all within walking distance, connecting you to five major Underground lines and Crossrail. Moorgate also provides National Rail services, making commuting a breeze.

Hemmingfords

Goswell Road, EC1V

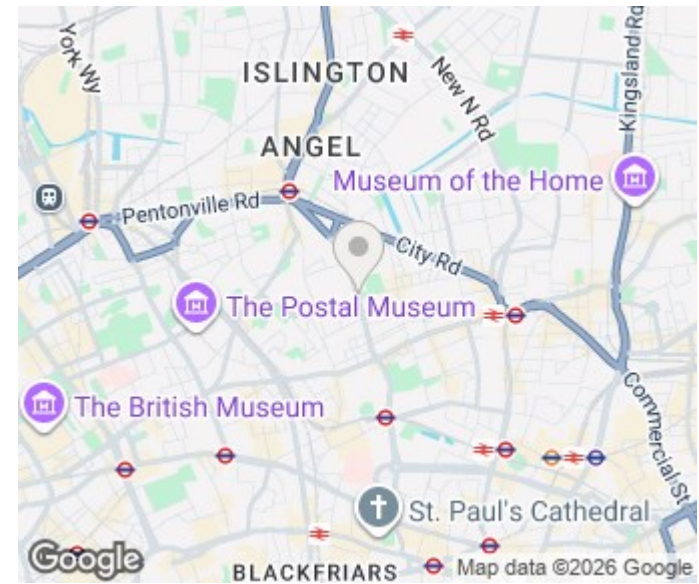
Approximate Gross Internal Area

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	80
(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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