

Frank Harris & Co.



Lexington Apartments, EC1Y

£1,350,000

An immaculately presented three bedroom split-level penthouse apartment, with stunning uninterrupted views across the HAC grounds to the City. There is a double bedroom and family bathroom on the 9th floor, two further double bedrooms on the 10th floor, shower room, bespoke newly fitted kitchen, double height reception with floor to ceiling windows and large sliding doors leading to a south-facing terrace.



The property includes a designated underground parking space and a 970 year approx lease. The current owners are in the process of obtaining share of freehold'.

The current owners have recently completed a full renovation of the property with a bespoke open plan kitchen, oak engineered wooden flooring throughout, new bathroom and shower room and secondary double glazing to all three bedrooms. The reception room also benefits from air conditioning. There is an additional roof terrace which has planning consent to create another room.

Situated away from the road, The Lexington has an internal courtyard/ garden area for residents use and a gym. The Old Street roundabout area has a number of bakeries, supermarkets and coffee shops, the area has recently been transformed for a more pedestrian and cycle friendly environment. The property is within walking distance to The Barbican complex and City of London School for Girls.

Those working in the City can commute on foot and have access to the bars shops and restaurants in Clerkenwell, Shoreditch and Angel. Old Street is home to many amenities, a good selection of dining options to green spaces and cultural institutions. It is known for its vibrant nightlife and creative scene, with a wide variety of bars and clubs to choose from. There are several green spaces, including Hoxton Square.

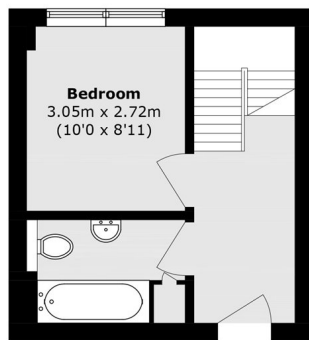
Bunhill Fields is a Nonconformist burial ground close by, dating from the 1660's. It's the final resting place of John Bunyan, Isaac Watts, Daniel Defoe and William Blake, along with many other leading intellectuals, radicals and clergymen from the 17th, 18th and 19th centuries.



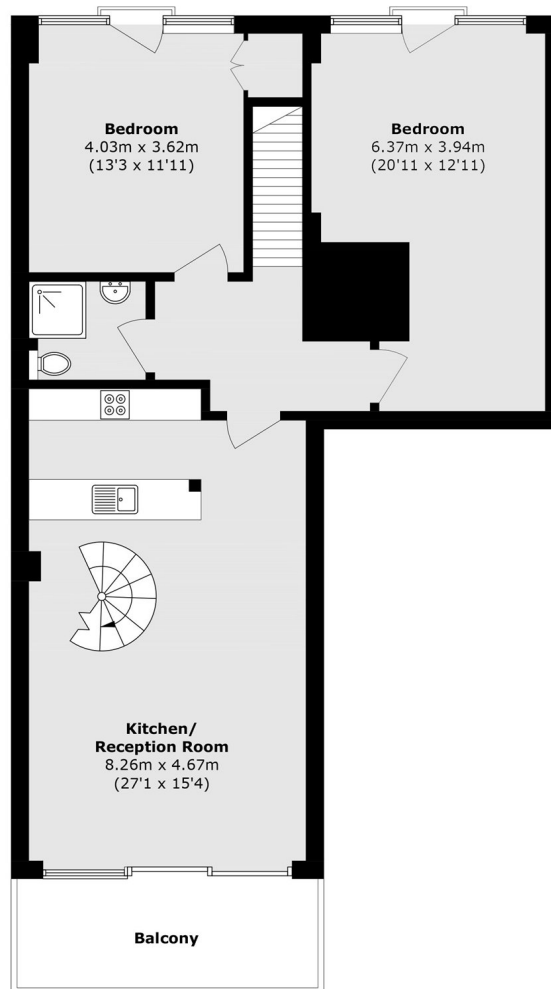




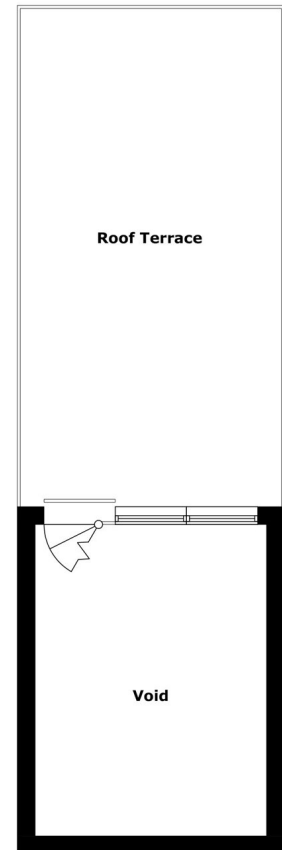
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Ninth Floor



Tenth Floor



Terrace

Total area (approx.): 113.4 sq. m (1220.6 sq. ft)

Balcony area (approx.): 9.1 sq. m (98.0 sq. ft)

Terrace area (approx.): 37.0 sq. m (389.3 sq. ft)

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Energy Rating: D. 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.

