

# Frank Harris & Co.



## Clerkenwell Close, EC1R

£1,750,000

A unique, Grade II listed, freehold home with original period features in the heart of Clerkenwell and moments away from the pedestrianised Clerkenwell Green square. With three / four bedrooms, two reception rooms, conservatory, a fully fitted kitchen and dining room, cellar and two bathrooms. Set on the site of a Benedictine 12th century nunnery, this home is being sold chain free.



This Georgian home was built in 1792, located within the Clerkenwell Green conservation area, in the heart of Dickensian London. The property overlooks the lovely St James' Church Garden at the back.

Upon entering the home, you are met with a fully fitted kitchen. On the other side of the hall there is a comfortable sitting room with feature fireplace. Sash windows in both rooms allow for an abundance of natural light from its west-facing aspect.

At the rear of the property is a bright conservatory room, which can be used as a dining room/lounge or office. It features an atrium glass roof and wooden floor.

The three main bedrooms are arranged over the top two floors of the property, with sash windows and Georgian fireplaces. The fourth bedroom/study is on the lower ground floor with natural borrowed light at pavement level. There is also a historic cellar, which features a listed wall from the medieval nunnery of St Mary's.

The house is a short walk from Farringdon station, with access to the Hammersmith & City Line, Metropolitan Line, Circle Line, and Elizabeth Line. Thameslink services provide access to both Gatwick and Luton Airport, with Heathrow Airport accessible from the Elizabeth Line.

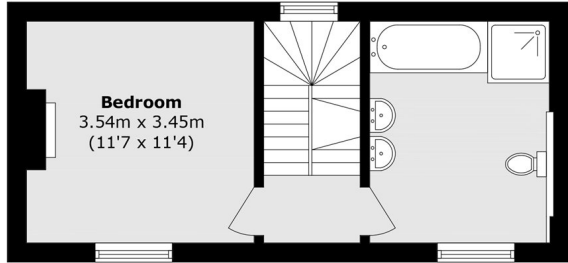
- Freehold • Three / Four Bedrooms • Chain Free •
- Georgian Features • Grade II Listed • 1400+ Sq Ft •



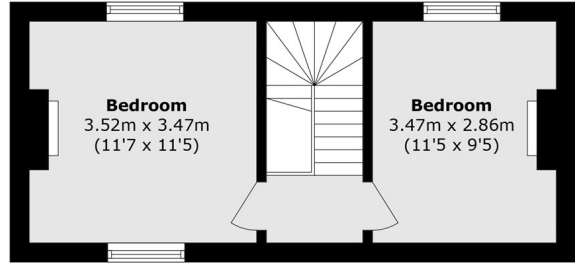




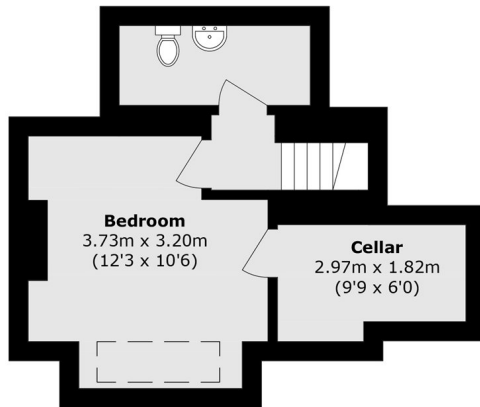
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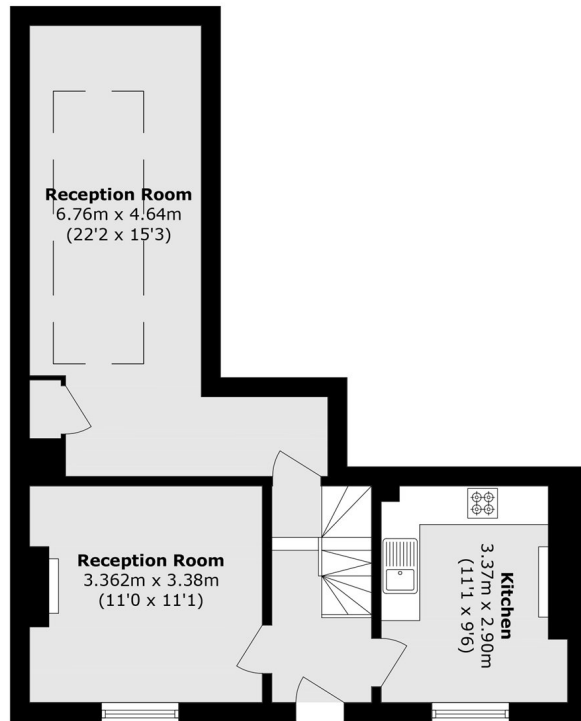
**First Floor**



**Second Floor**



**Lower Ground Floor**



**Ground Floor**

Total area (approx.): 133.0 sq. m (1431.6 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.

