



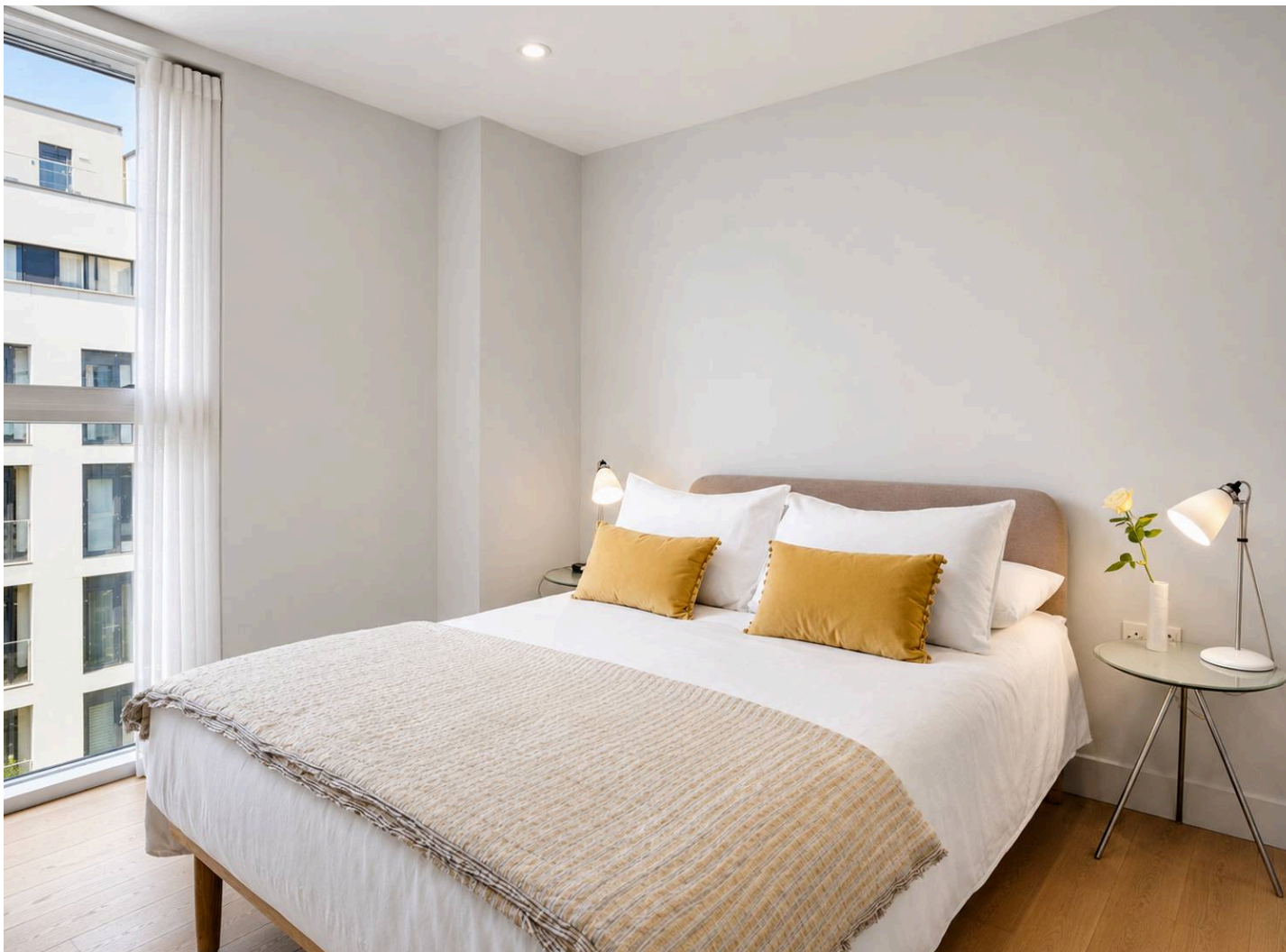
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247 Dance Square

London

Set on the fourth floor of one of Clerkenwell's most sought-after gated developments, this stunning two bedroom apartment combines contemporary design, exceptional natural light from its floor to ceiling windows all whilst being moments from the City.

The apartment centres around an impressive living room with double-glazed floor to ceiling windows, creating a wonderfully bright and airy entertaining space. A sleek open-plan kitchen is perfectly integrated into the living area, while the private balcony provides ideal outdoor space to unwind.

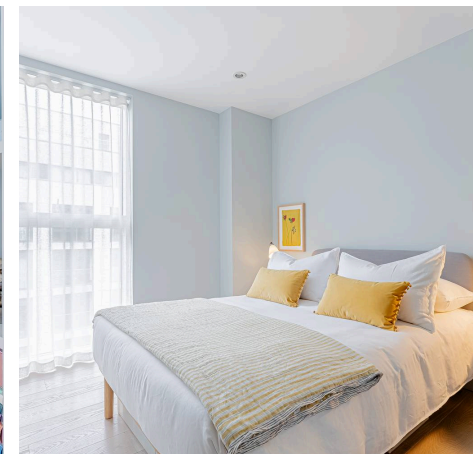
Both bedrooms are well-proportioned doubles complemented by built in wardrobes, stylish modern bathroom suites and excellent storage, with the apartment presented in immaculate condition throughout.

Residents of Dance Square enjoy the comfort and security of a 24-hour concierge, lift access, secure gated entry and beautifully landscaped communal gardens, offering a rare sense of calm in the heart of vibrant Clerkenwell. The property also benefits from exceptional transport links with Farringdon Station, offering the Elizabeth, Metropolitan, District and Circle Lines and Thames Link services, a short walk away.

Council Tax band: D

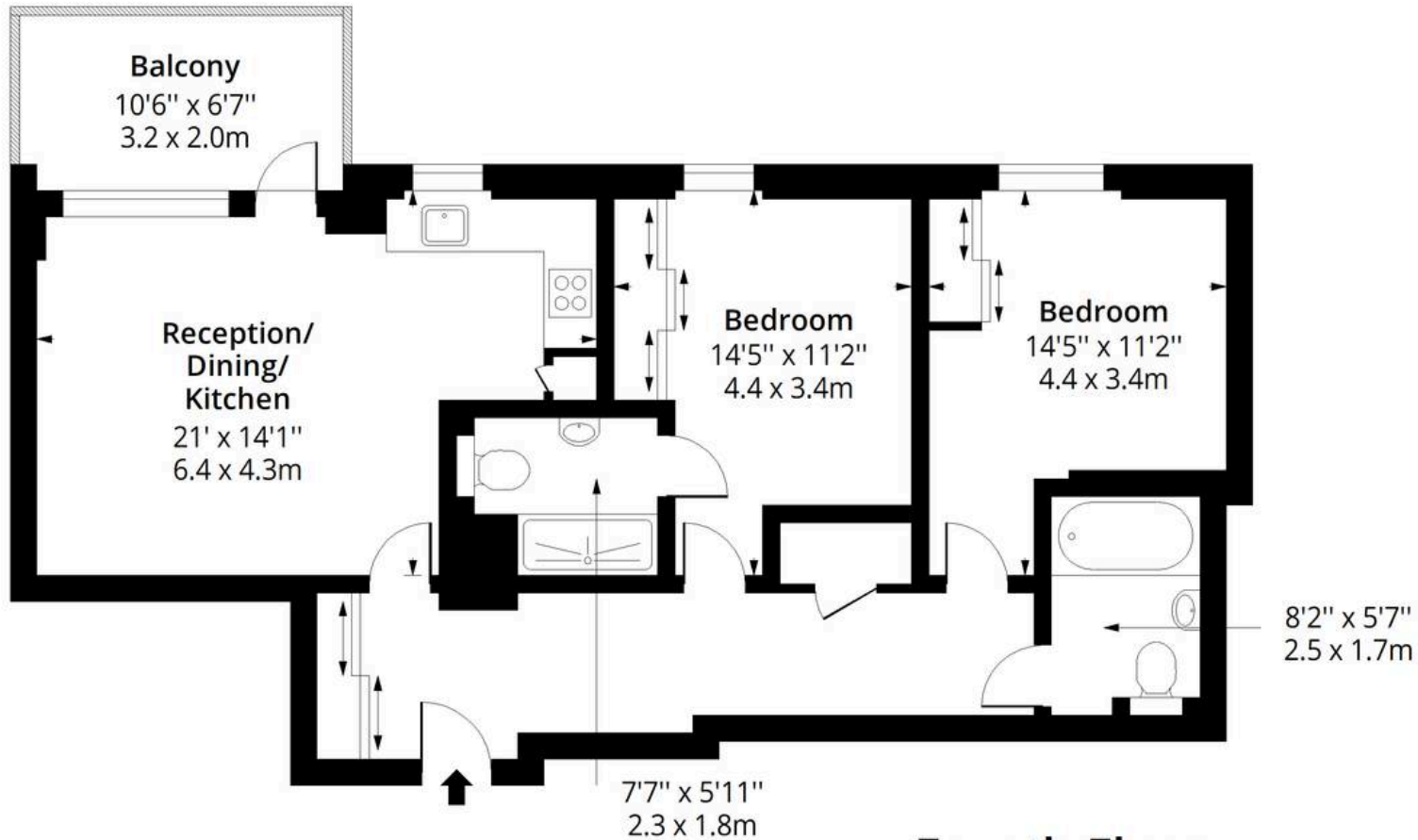
Tenure: Leasehold

- Large South-West Facing



Dance Square EC1

Approx. Gross Internal Area 816 Sq Ft - 75.81 Sq M
Approx. Gross Balcony Area 79 Sq Ft - 7.34 Sq M



Fourth Floor

Floor Area 816 Sq Ft - 75.81 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

