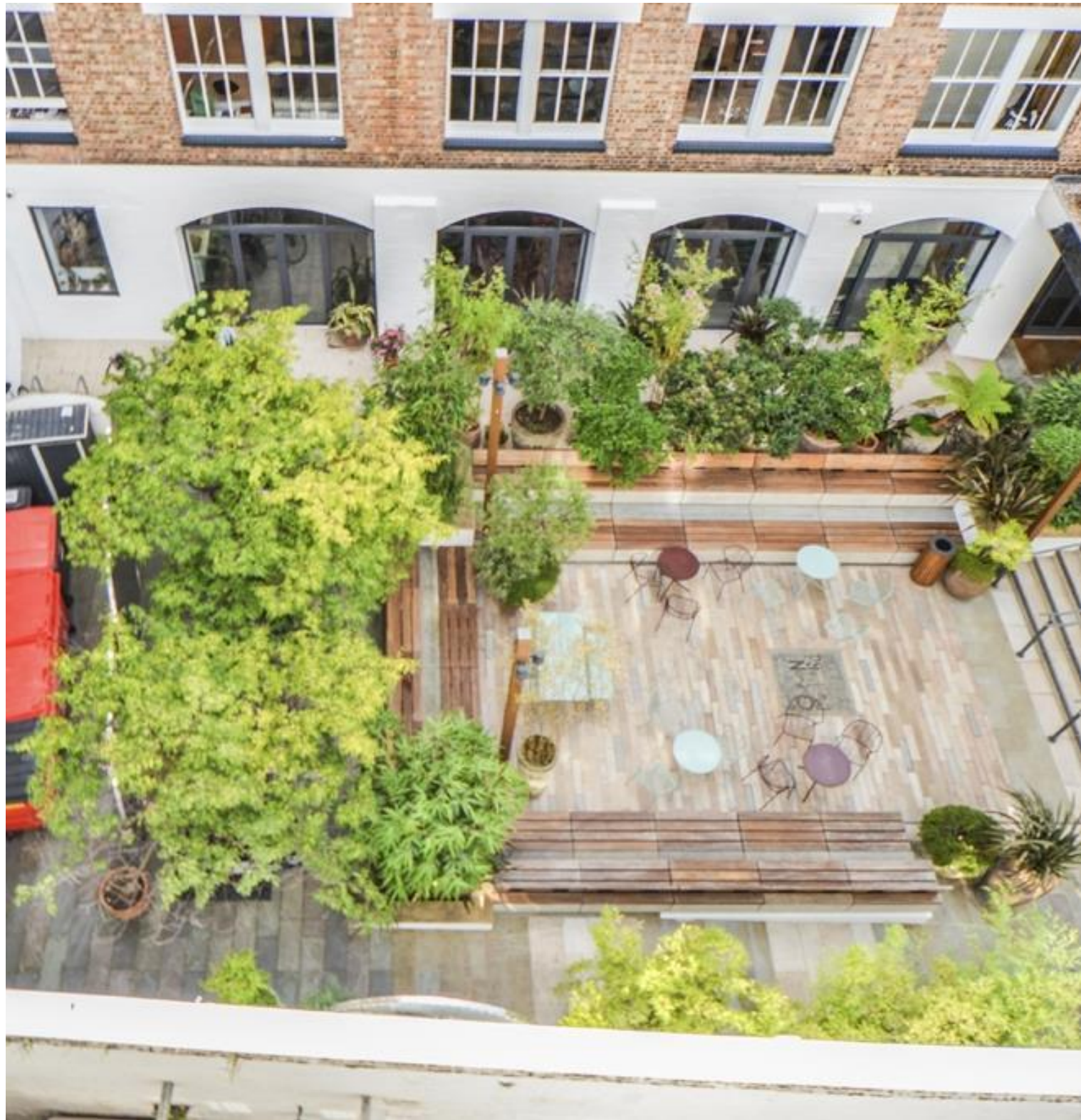




**Goswell Road, London EC1V**  
£900,000 Leasehold







## Description

Located on the 4th floor and extending to an impressive 1254 sq ft of well-proportioned living space, the apartment offers a good-sized reception room with flowing light, and separate fully fitted kitchen with access to a separate storage area. The principal bedroom suite offers a range of built-wardrobes, access to an en-suite bathroom and opens to a Southwest facing Balcony with rooftop view. A generously sized 2nd bedroom, further study / single bedroom, shower room and storage cupboard are located off a welcoming hallway. Located in this sought after Clerkenwell location, Design Works is a former carriage workshop built in 1907 and was converted into contemporary styled apartments in the late 1990s.

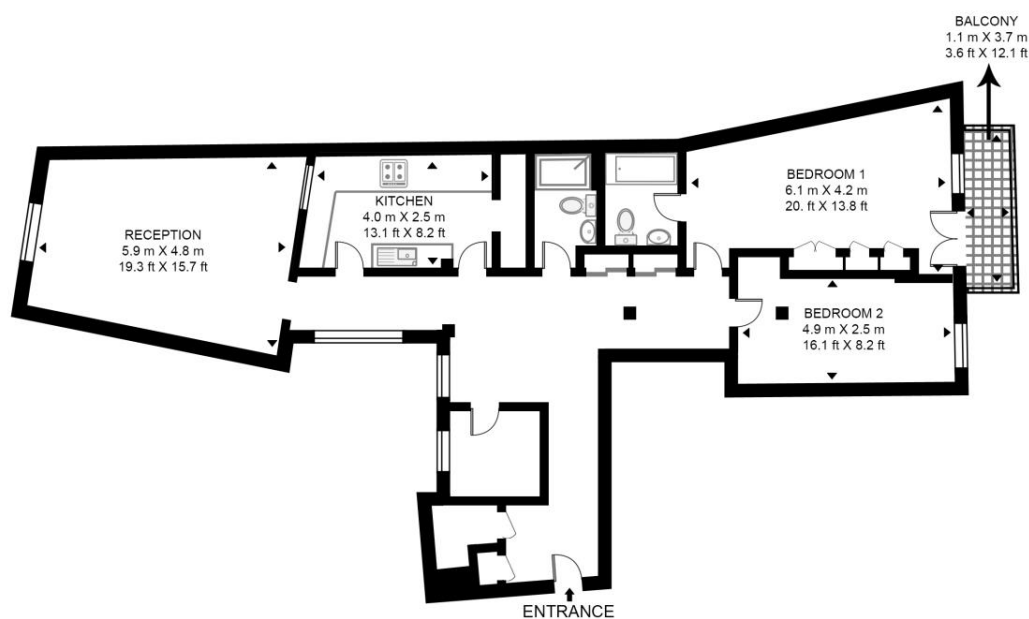
Ideally located for local amenities including a wide variety of restaurants such as Michelin-starred 'St John' (0.5 miles), 'Luca' (0.4 miles) and Morito (0.6 miles). Exmouth Market (0.5 miles), Smithfield Market (0.5 miles), and Chapel Market (0.7 miles) offering a multitude of cafés, market stalls, shops and restaurants and The Charterhouse (0.5 miles), The Barbican Centre (0.6 miles), The Postal Museum (0.8 miles) are close by. Local open space can be found at King Square Gardens, a large popular park with an extensive play area (0.2 miles) and Spa Fields is a popular, vibrant park next to Exmouth Market (0.5 miles).

- 4th floor apartment with lift
- 2 Bedrooms
- 2 Bathrooms
- Study / 3rd single bedroom
- Private balcony
- Spacious with high ceilings throughout
- Iconic Clerkenwell building
- Flowing natural light throughout
- Ideally located for access to The City
- Close to transport links

# Floorplan

1,254 sq ft | 117 sq m

**THE DESIGN WORKS, 93-99 GOSWELL ROAD**  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1254 SQ.FT (116.5 SQ.M)



FOURTH FLOOR



This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.  
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