

Dance Square

London, EC1V

Offers in excess of £650,000

A modern 2 double bedroom 4th floor apartment set within this highly regarded and tranquil development with 24-hour concierge benefiting from its own private balcony.

CHESTERTONS









Dance Square

London, EC1V

- Spacious 2 double bedroom apartment
- Modern open plan living space
- Private balcony
- Stunning communal gardens & 24-hour concierge
- Short walk from Barbican Station and Farringdon Station

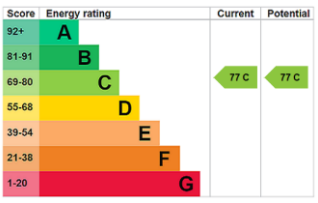


A modern 2 double bedroom 4th floor apartment set within this highly regarded and tranquil development with 24-hour concierge benefiting from its own private balcony.

The accommodation comprises a fantastic size principal bedroom with ensuite shower room & built-in storage, secondary double bedroom, spacious tiled family bathroom, welcoming entrance hall and a open plan living space with fully integrated kitchen, stylish reception room with access to the private balcony which overlooks the stunning communal gardens.

Dance Square is neatly nestled within the heart of Clerkenwell, offering superb access to Barbican & Farringdon Underground stations (Circle, Metropolitan and Hammersmith & City lines) with Farringdon offering train services to Gatwick, as well as Crossrail services to Heathrow. Fashionable Clerkenwell is home to many of the City's best bars, restaurants and nightlife, all of which are within easy reach of the apartment, which is a short walk into the Square Mile and provides easy access to the West End.

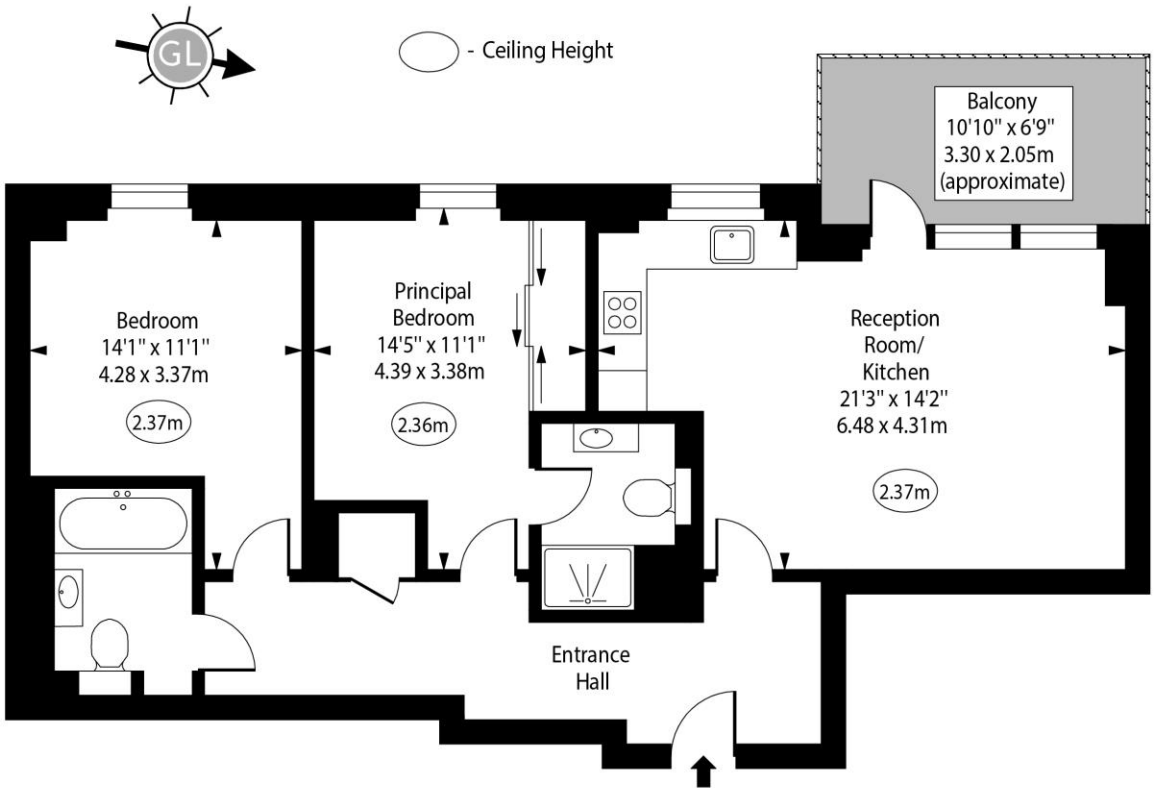
Tenure: Leasehold 109 years 11 months
Service Charge: £3906.22
Ground Rent: £455.7 Ground rent is reviewed every 10 years.
Local Authority: Islington
Council Tax Band: F



Chestertons Islington Sales

327-329 Upper Street
Islington
London
N1 2XQ
islington@chestertons.co.uk
020 7359 9777
chestertons.co.uk

Dance Square, EC1V



Fourth Floor

Approx Gross Internal Area 785 Sq Ft - 72.93 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only.
Measured according to the RICS IPMS 2. Not To Scale.
www.goldlens.co.uk
Ref. No. 028503J

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract,(ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 5th Floor, The Lantern, 75 Hampstead Road, London, NW1 2PL Registered Company Number 05334580.

This paper is 100% recyclable