



Bunhill Row, Clerkenwell
London, EC1Y



Beyond your expectations

An office conversion near Old Street

Hamptons International

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3 Bedrooms | Converted Office Building | 1150 Sq.Ft | Duplex | Balcony | Secure Parking Space

Asking Price £850,000 Leasehold

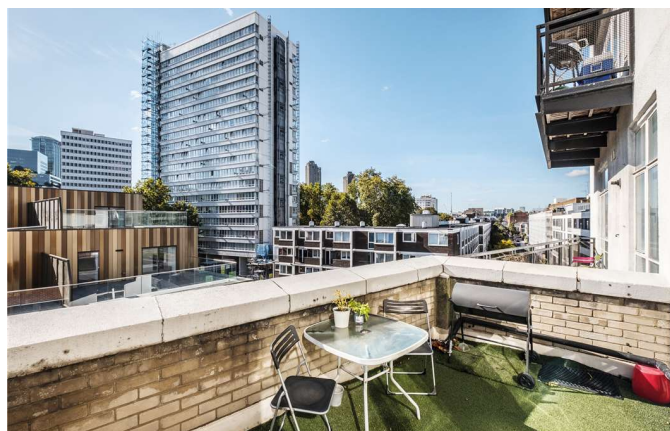
Description

Set within an old office building converted by Berkeley Homes, and just moments from Old Street, this large duplex apartment measures 1190 sqft and benefits from a spacious balcony.

Positioned on the third and fourth floors, the apartment is flooded with natural light from its southerly aspect and benefits from double height ceilings throughout. There is a large open plan kitchen/reception room with access to a south facing terrace and three double bedrooms, one with en-suite, and an additional large bathroom. this property comes with a parking space with room for two cars.

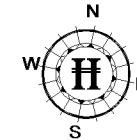
Location

Bunhill Row runs north to south from the City to Old street. An ideal location in the heart of the fast changing Tech City, the positioning offers just a moments walk to Old Street underground station; Moorgate Tube station and The City are also within walking distance while Shoreditch offers a plethora of exciting bars, restaurants and boutique shops. This property will certainly benefit from the huge regeneration project at Old Street round about, making this a superb investment for the future.

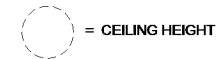


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

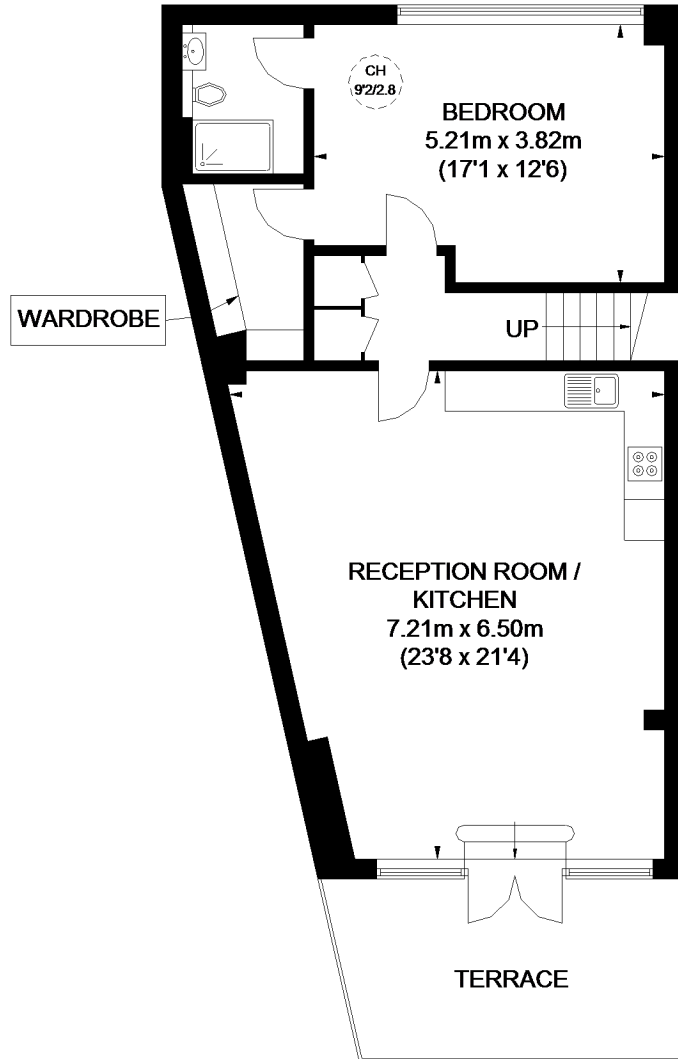
BUNHILL ROW



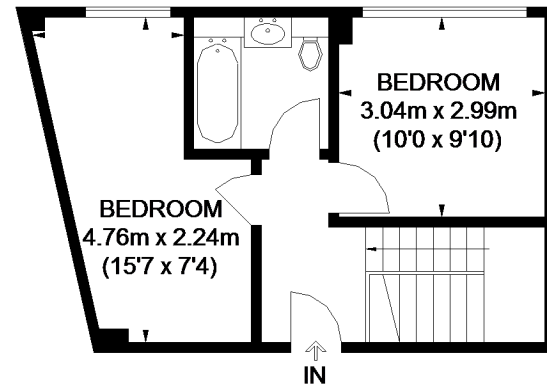
APPROXIMATE GROSS INTERNAL AREA
 THIRD FLOOR = 823 SQ. FT. (76.5 SQ. M.)
 FOURTH FLOOR = 367 SQ. FT. (34.1 SQ. M.)
 TOTAL = 1190 SQ. FT. (110.6 SQ. M.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID392500)



THIRD FLOOR



FOURTH FLOOR

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

