





GOSWELL ROAD, LONDON, EC1V

2 BED APARTMENT CLERKENWELL

£750,000

LEASEHOLD

An exceptional two-bedroom, two-bathroom apartment extending to approximately 782 sq ft, positioned on the fourth floor of Katial House, a contemporary development less than five years old, situated on Goswell Road in the heart of EC1V.

Presented in excellent condition throughout, the property combines contemporary and modern interiors, generous room proportions and a thoughtfully designed layout, offering a superb turnkey opportunity.

The centrepiece of the apartment is the impressive 20'7" x 16'4" open-plan kitchen/dining/living room, providing excellent space for everyday living and entertaining. Direct access leads onto a generous 13'9" private balcony, which can also be accessed from the principal bedroom.

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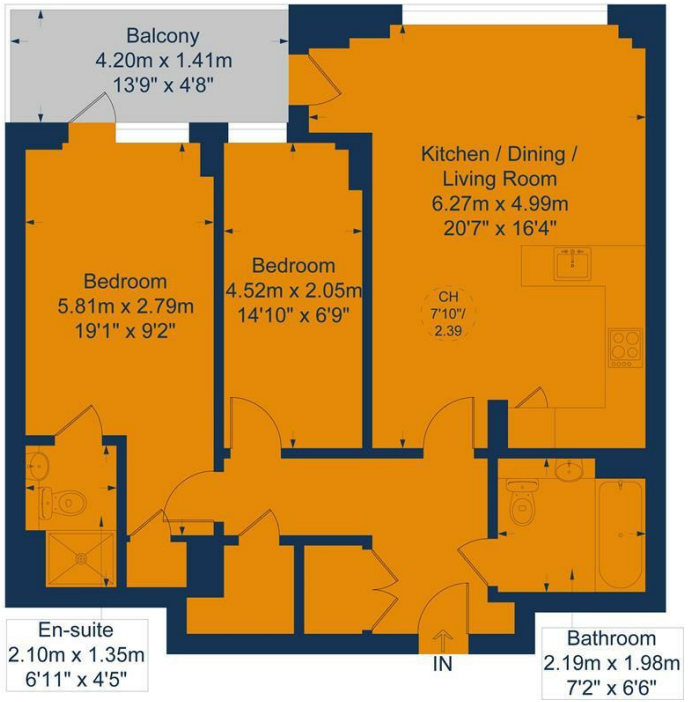
Katial House, EC1V

Approximate Gross Internal Area = 72.69 sq m / 782.45 sq ft



Fourth Floor

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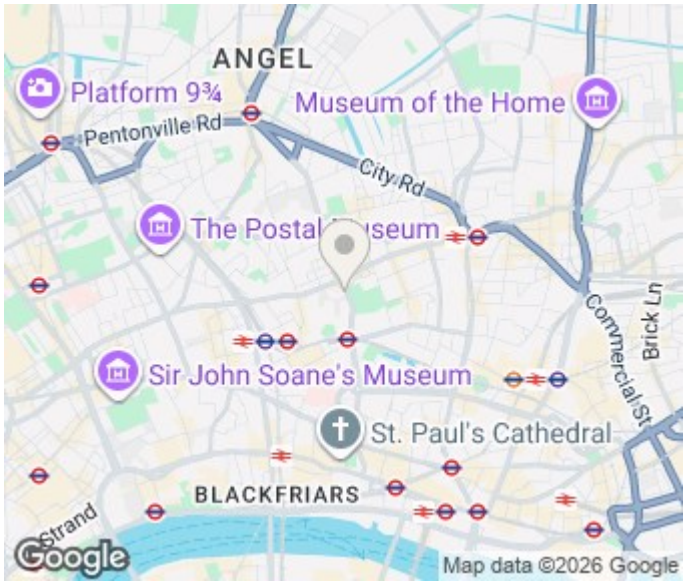
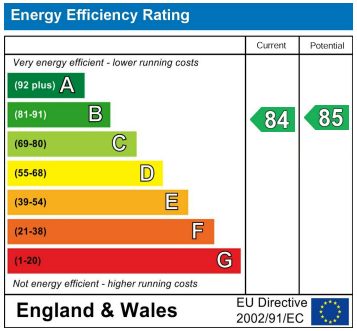
This plan is for layout guidance only and is not to scale unless stated, All dimensions, including windows, door, fittings, and the total area, are approximate measurements, produced by a RICS Certified Property Measurer





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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