

CITY RISE, OLD STREET, EC1V

2 BED APARTMENT

£625,000
LEASEHOLD

A well-appointed and contemporary two double bedroom apartment set within the highly regarded City Rise development, ideally positioned in the heart of Clerkenwell, moments from excellent transport connections and City amenities.

Situated on the second floor of this modern, purpose-built block with lift access, the apartment offers well-proportioned accommodation perfectly suited to modern city living. The property features a bright reception room finished with elegant wood flooring and opening onto a private balcony, providing an ideal space for relaxing or entertaining. A separate fully fitted kitchen is equipped with modern appliances and generous storage.

There are two spacious double bedrooms, one of which benefits from its own private front-facing balcony, along with a sleek contemporary bathroom and ample built-in storage throughout. The apartment is presented in excellent condition and is ready for immediate occupation, making it equally attractive to

Hemmingfords

City Rise, EC1V
 Approximate Gross Internal Area
 644 sq ft / 59.82 sq m

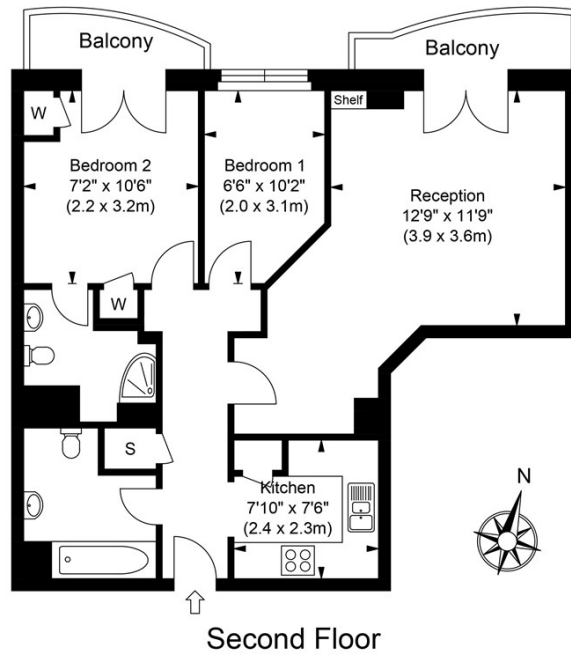
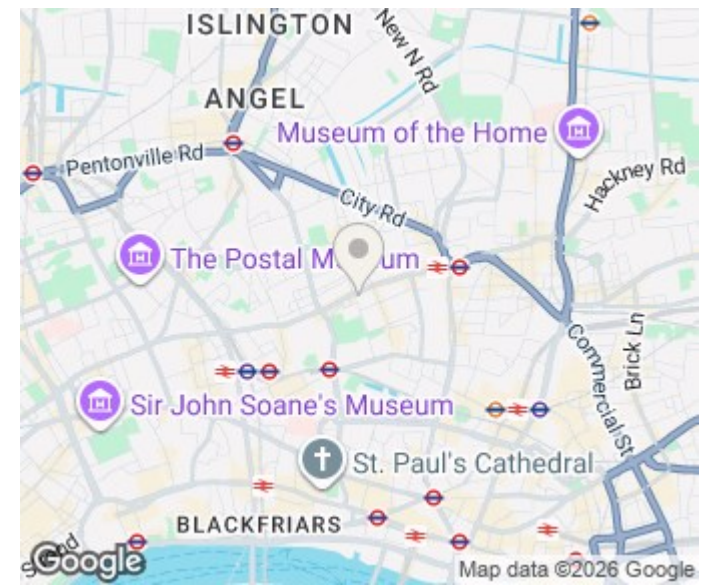


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
 ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 81 | 84 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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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