



## MASONS YARD, LONDON, EC1V

### 1 BED APARTMENT CLERKENWELL

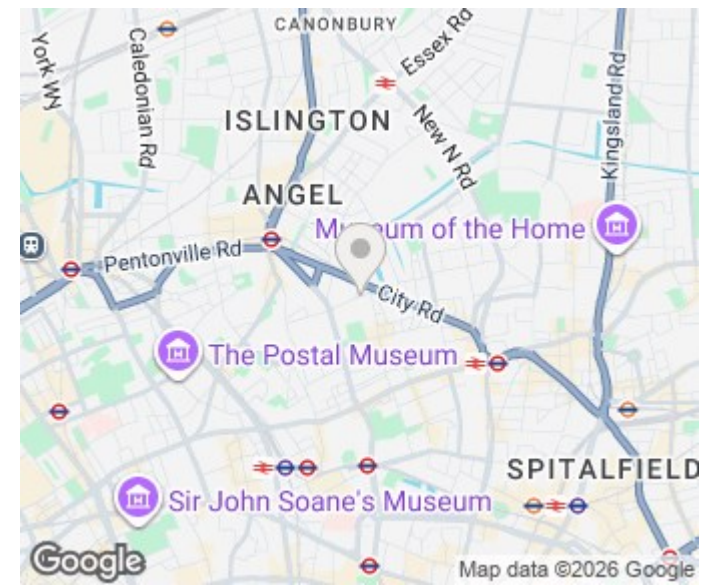
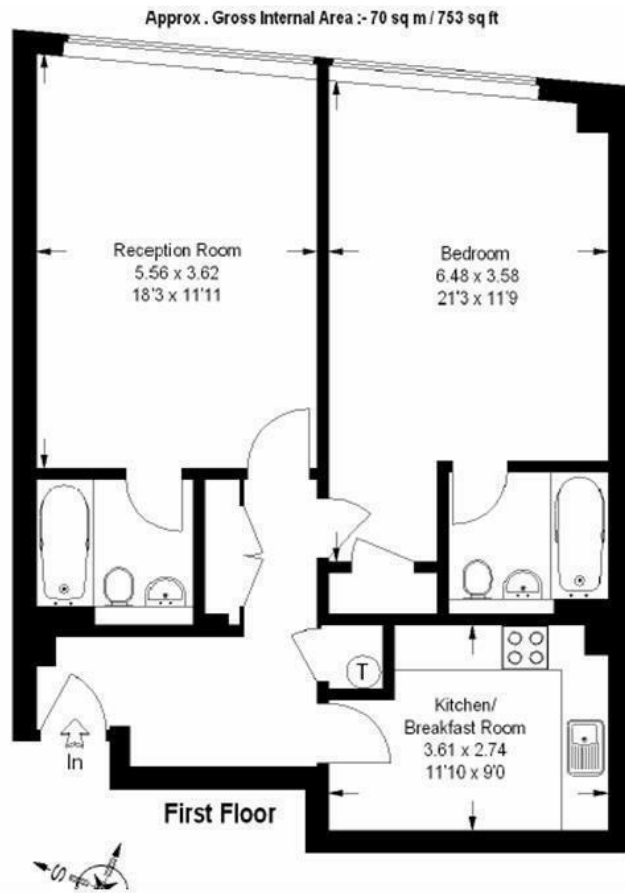
£525,000  
LEASEHOLD

A spacious and exceptionally bright one double bedroom, two bathroom apartment extending to approximately 753 sq ft, set within the well-regarded Masons Yard — a modern gated redevelopment ideally located just off Goswell Road in the heart of Clerkenwell.

The apartment is larger than most within the development and offers well-balanced, versatile accommodation throughout. An entrance lobby leads through to a modern fully fitted kitchen and two generous principal rooms, each benefitting from its own en-suite bathroom, making the layout particularly well suited to professionals, sharers or those seeking flexible living and working space. Large windows throughout enhance the sense of light and space, creating a bright and airy atmosphere.

Access to the development is via a secure gated entrance on Moreland Street, and residents further benefit from lift access within the building. A very long

**Hemmingfords**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

Hemmingfords Sales  
34 Upper Street  
London  
N1 0PN

02038907470  
info@hemmingfords.co.uk  
www.hemmingfords.co.uk

**Hemmingfords**