



LLOYD BAKER STREET, ISLINGTON, LONDON, LONDON, WC1X 9AB

£1,750,000
FREEHOLD

A well presented Grade II Listed Georgian house situated on one of Clerkenwell's most sought after streets. This beautiful home has been refurbished to exacting standards and to a sophisticated style that is reflective of the buildings period.

Arranged over three floors and totalling approximately 1700 sqft the accommodation includes a spacious reception with fireplace and wooden floors. The lower level comprises of a second reception room, double bedroom which leads out to a private garden, newly fitted shower room and plenty of built in storage as well as a recently appointed kitchen.

The first floor has three further bedrooms and a larger than average bathroom.

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40 Lloyd Baker Street, null, WC1X 9AB GROSS INTERNAL AREA
 CAPTURE DATE: 16/06/2022 LASER SCAN POINTS: 154,539,385
 157.75 sqm / 1698.01 sqft



GROSS INTERNAL AREA (GIA)
 The footprint of the property
 157.75 sqm / 1698.01 sqft

NET INTERNAL AREA (NIA)
 Excludes walls and external features
 Includes balconies, restricted head heights
 140.42 sqm / 1511.47 sqft

EXTERNAL STRUCTURAL FEATURES
 Balconies, terraces, verandas, etc.
 0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
 Limited use area under 1.9m
 0.00 sqm / 0.00 sqft

spec Verified

RICS
 Chartered Property Measurement

Space Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Pits and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

area residential 150.38 sqm / 1627.60 sqft
area residential 141.38 sqm / 1521.80 sqft
 spec id: 62bcb88935054e0566167724



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		64	
(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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