

DANCE SQUARE, CLERKENWELL, LONDON, EC1V EC1V 3AL

£595,000
LEASEHOLD

This property is EWS1 compliant. A certificate can be provided upon request

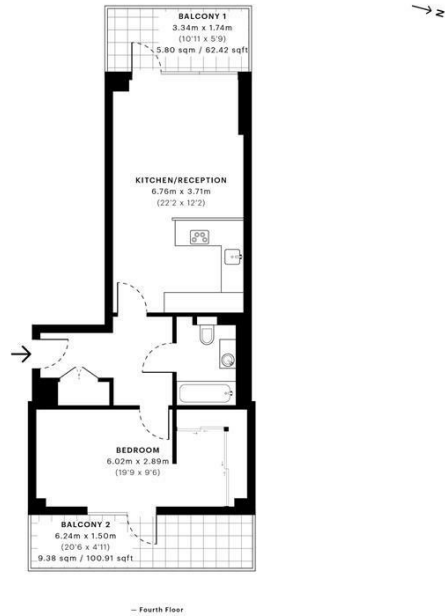
A beautifully presented, larger than average (600sq foot) one bedroom apartment located in the newly built and gated development; Dance Square. The apartment is located on the fourth floor and benefits from having a large private east & west facing balconies. There is a good sized double bedroom with built-in wardrobes and pleasant views over the landscaped communal gardens. A beautiful family bathroom, and an open plan kitchen and living room with direct access to the large private balcony.

Located conveniently within walking distance to several transport links, including Old Street station, and the "silicon roundabout", Farringdon and its array of bustling, bars, restaurants and markets, as well as Barbican station - and of course The Barbican centre for Arts. The City and West End are easily accessible as is Kings Cross and St Pancras International

Hemmingfords

Dance Square, EC1V
 CAPTURE DATE: 20/04/2021 LASER SCAN POINTS: 2,496,819

GROSS INTERNAL AREA
 55.46 sqm / 596.97 sqft



GROSS INTERNAL AREA (GIA)
 The footprint of the property
 55.46 sqm / 596.97 sqft

NET INTERNAL AREA (NIA)
 Excludes walls and external features
 Includes windows, external door heights
 53.60 sqm / 576.95 sqft

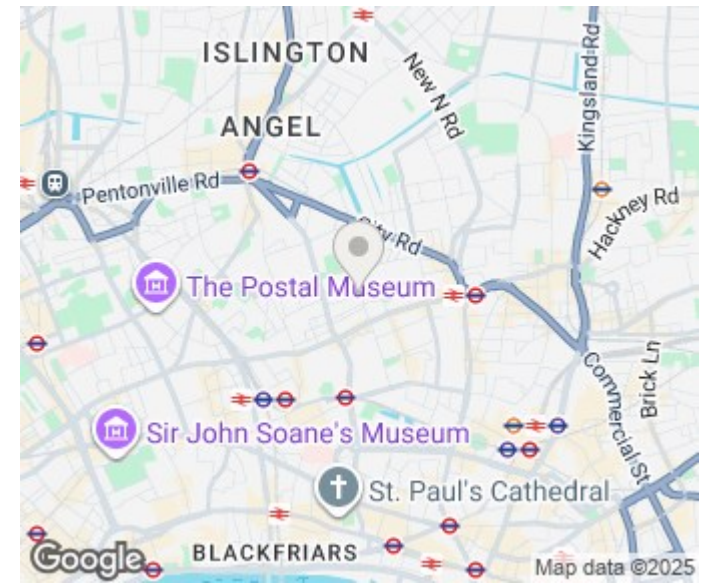
EXTERNAL STRUCTURAL FEATURES
 Balconies, terraces, verandas, etc.
 15.16 sqm / 163.40 sqft

RESTRICTED HEAD HEIGHT
 Limited use area under 1.8m
 0.00 sqm / 0.00 sqft

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots 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.

spec residential: 71.05 sqm / 754.89 sqft
 spec residential: 69.35 sqm / 746.48 sqft
 spec id: 60795503177a80d66880c2f

spec Verified
 RICS Certified Property Measurement



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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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