



90 DANCE SQUARE

EC1V 3AL

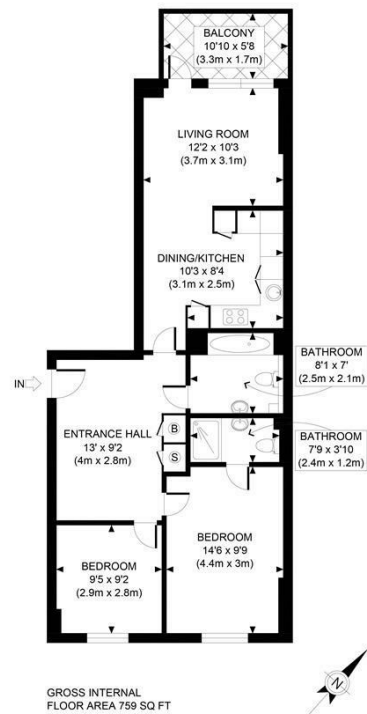
£3,750

A newly redecorated two double bedroom apartment within the much sought-after private development of Dance Square in central Clerkenwell.

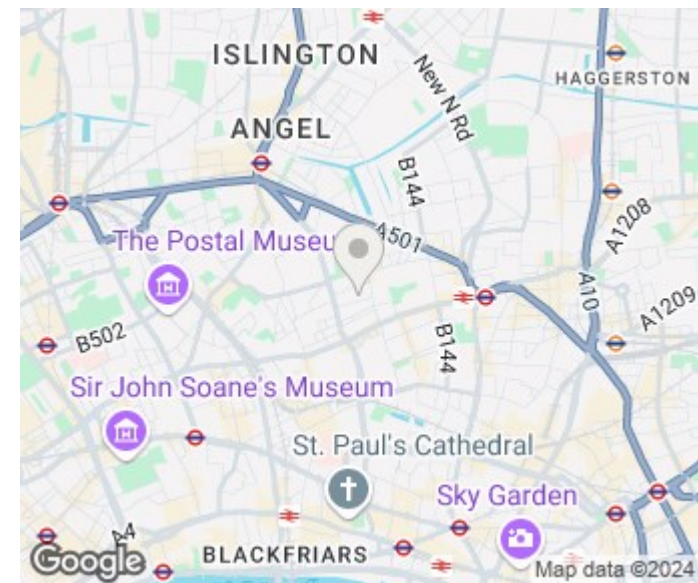
This 1st floor apartment comprises large bright reception room with a 55" smart tv, fitted kitchen with integrated appliances, fully tiled bathroom, two spacious bedrooms with ample fitted storage/wardrobe space and a large South-West facing balcony overlooking in the communal garden. It is served by a 24/7 concierge. A secure bicycle parking is free of charge.

Both Old Street and The Barbican underground stations are just a ten-minute walk away, giving you access to the Circle, Metropolitan, Northern, Hammersmith & City and Elizabeth lines. Angel and Farringdon stations are also close by. City university and Guildhall School of Music and Drama are only 8-minute walk away.

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|---|----------------|
| APPROX. GROSS INTERNAL FLOOR AREA 759 SQ FT / 71 SQM <small>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</small> | |
| Dance Square | date: 02/09/24 |
| | photoplan |



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

Hemmingfords Lettings & Sales
 Second Floor
 34 Upper Street
 London
 N1 0PN

020 3890 7470
 info@hemmingfords.co.uk
 www.hemmingfords.co.uk

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