



## 9 DOMEcq HOUSE 12 DALLINGTON STREET LONDON, EC1V 0BJ

**£2,250 PER MONTH**

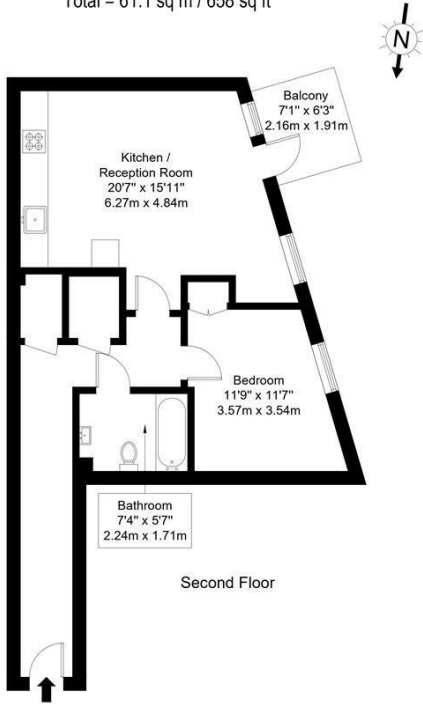
A newly decorated, larger than average one (614sq foot) double bedroom, second floor apartment situated within a secure gated development in Clerkenwell surrounding plenty of amenities. The property features a large open-plan reception room leading to a private balcony, spacious master bedroom, modern bathroom and ample storage throughout.

Dallington Street is located on a quiet road running between Goswell Road & St John Street, giving excellent access to Clerkenwell, Farringdon & Angel.

**Hemmingfords**

Dallington Street, EC1V 0BJ

Approx Gross Internal Area = 57 sq m / 614 sq ft  
Balcony = 4.1 sq m / 44 sq ft  
Total = 61.1 sq m / 658 sq ft



Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   | 77                         | 78        |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>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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