

SPECTRUM HOUSE, ST. JOHN'S SQUARE, 2 BED APARTMENT

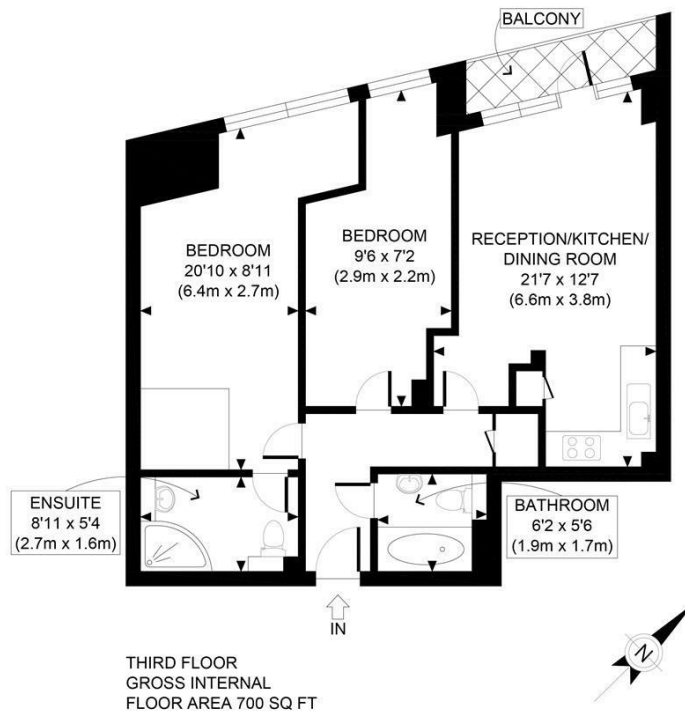
£3,450 PCM

Nestled in the heart of Clerkenwell, this splendid third-floor apartment at St. John's Square offers a perfect blend of modern living and historic charm. Spanning nearly 700 square feet, the property is bathed in natural light, thanks to its impressive floor-to-ceiling windows that enhance the spacious feel throughout.

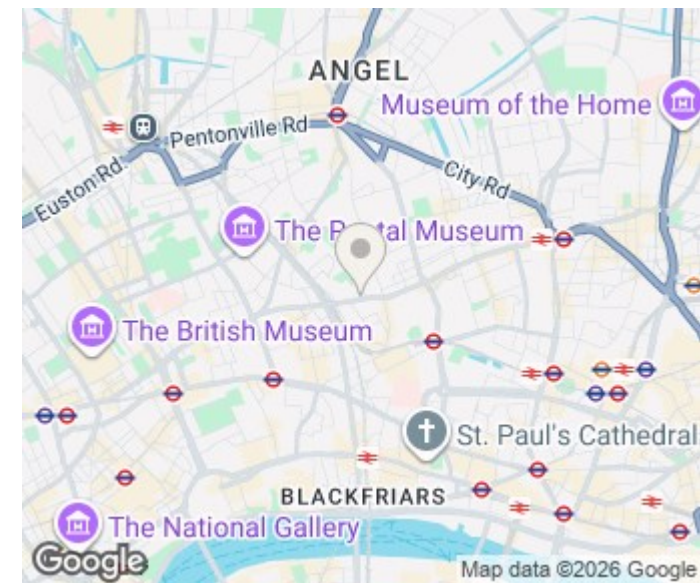
Upon entering, you are greeted by a generous reception room that seamlessly integrates with an open-plan kitchen, creating an ideal space for both relaxation and entertaining. This area extends to a private balcony, perfect for enjoying a morning coffee or unwinding after a long day. The apartment boasts two well-proportioned double bedrooms, each equipped with ample storage, ensuring comfort and convenience. The master bedroom features an en-suite bathroom, while a second bathroom serves the rest of the apartment, catering to both residents and guests alike.

St John's Square is situated in one of Clerkenwell's most sought-after areas, just moments away from Farringdon Station, which offers excellent transport links

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APPROX. GROSS INTERNAL FLOOR AREA 700 SQ FT / 65 SQM 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	Spectrum House	
	date	05/09/25



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