

St John Street, London, EC1V 4JY

£2,275,000

EPC **B**

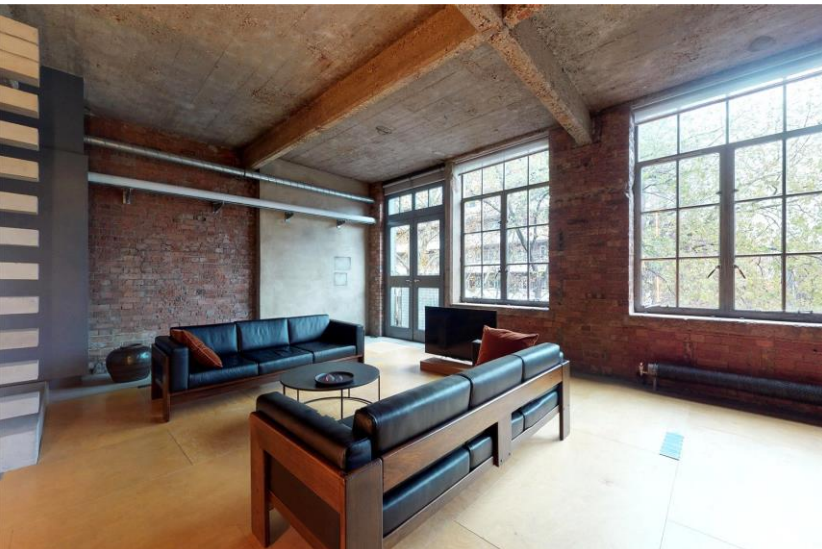




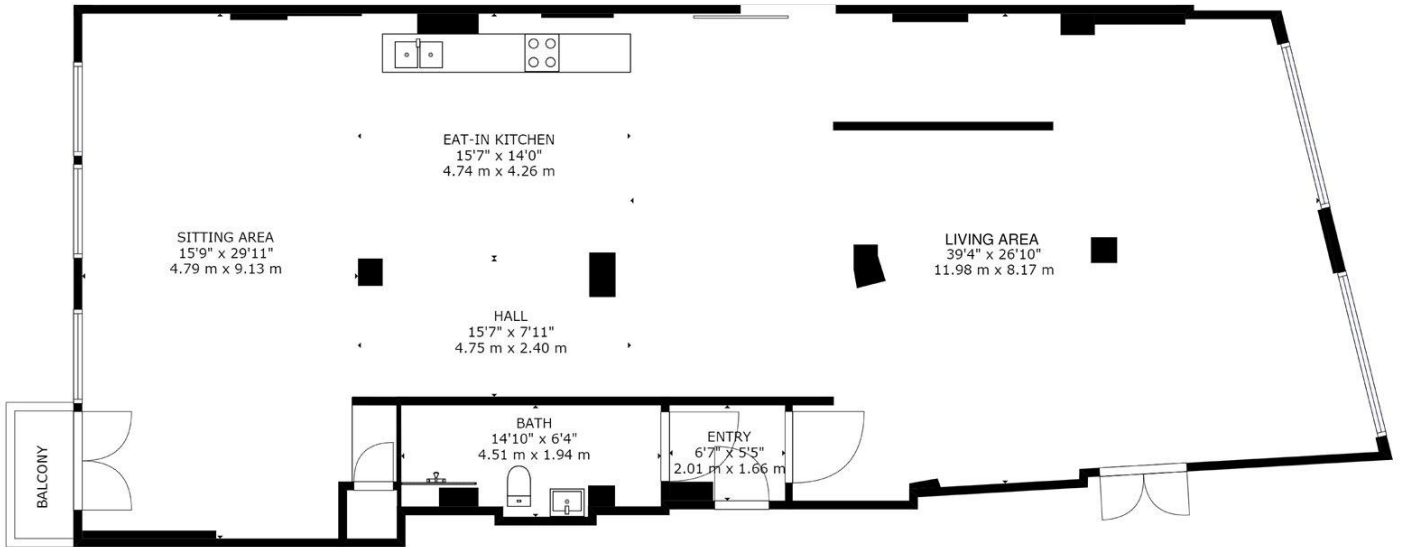
Comprising approximately 2000 sq ft of lateral space, this flat is the epitome of a true warehouse conversion.

The flat draws natural light from the large Crittal windows on both the East and West walls. The lounge/seating area boasts a Juliet balcony looking out onto the trees towards Compton Street and leads to the dining and kitchen space with stainless steel units. Concrete stacks separate a dressing area and the bathroom from the remainder of the flat. The property has a fantastic sense of character from the concrete ceilings, industrial steel doors, exposed brickwork and addition of birch-ply panelled flooring. The flat further benefits from well-maintained communal areas, a secure entry-phone system, and a lift servicing all floors.

Clerkenwell offers a range of top notch restaurants, bars, and cafes whilst Exmouth and Smithfields Markets are only a short walk away. The nearest station is Farringdon offering access to the Circle, Metropolitan and Hammersmith & City lines and National Rail services accessing Luton & Gatwick airport. The highly anticipated Elizabeth line will provide speedy access to Heathrow Airport in the near future.



- Original Warehouse Features in a Prime Location
- Approx 2000 Square Feet
- Lift Access
- Suberb Transport Links



GROSS INTERNAL AREA

TOTAL: 1979 sq ft, 194 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Viewing arrangement by appointment 0203 911 3662

ec1@stirlingackroyd.com

106 St John Street, EC1M 4EH

stirlingackroyd.com

STIRLING ACKROYD_STI019_CLK180126_DTL004_10

