



St. John Street, Clerkenwell, EC1V

Kinleigh Folkard & Hayward





St. John Street, Clerkenwell, EC1V £1,600,000 Leasehold

198 St John Street was constructed in 1910 for the United Yeast Company and converted into unique, loft style apartments in the late 90's. This apartment delivers an excellent and unique space combined with one of the most desirable locations in EC1.

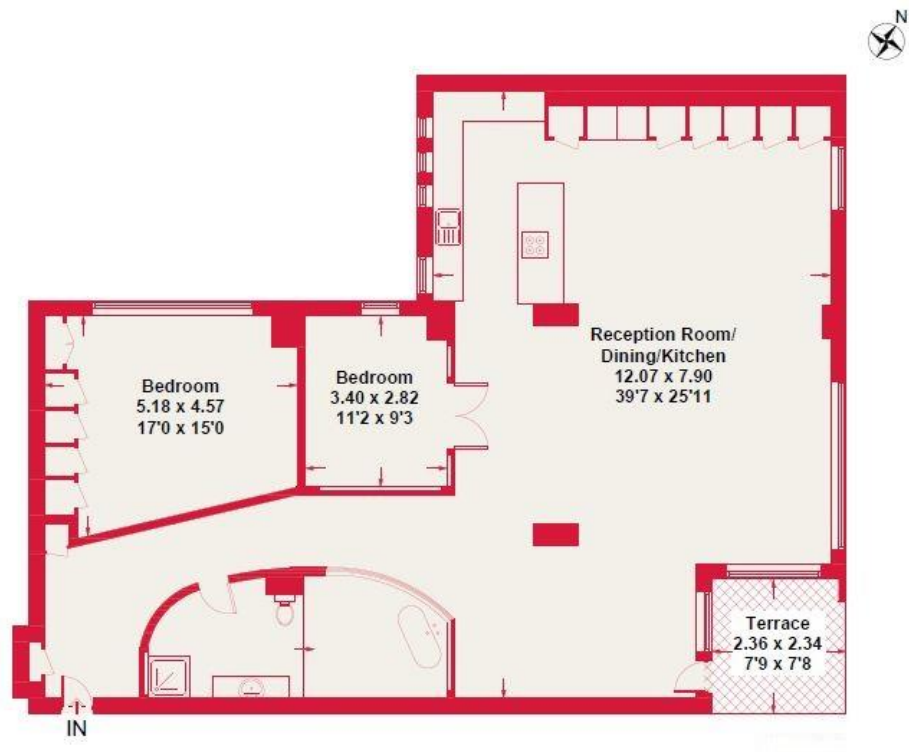
- Two double bedrooms
- Private outside space
- Lateral loft apartment
- Beautifully designed
- Prestige development
- No ongoing chain
- 1585 sqft
- EPC rating D

A beautifully designed two bedroom loft situated in one of Clerkenwell's most prestigious developments. Benefiting from just under 1600sqft of lateral space and a balcony to the rear.

For more information or to arrange a viewing please contact:

Clerkenwell
132-136 St John Street
Clerkenwell, EC1V 4JT
020 7563 5060
clerkenwell.sales@kfh.co.uk

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Approximate Gross Internal Area = 1585 sq ft / 147.3 sq m

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figure given is for initial guidance only and should not be relied on as a basis of valuation.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

