

## Bartholomew Square, EC1V

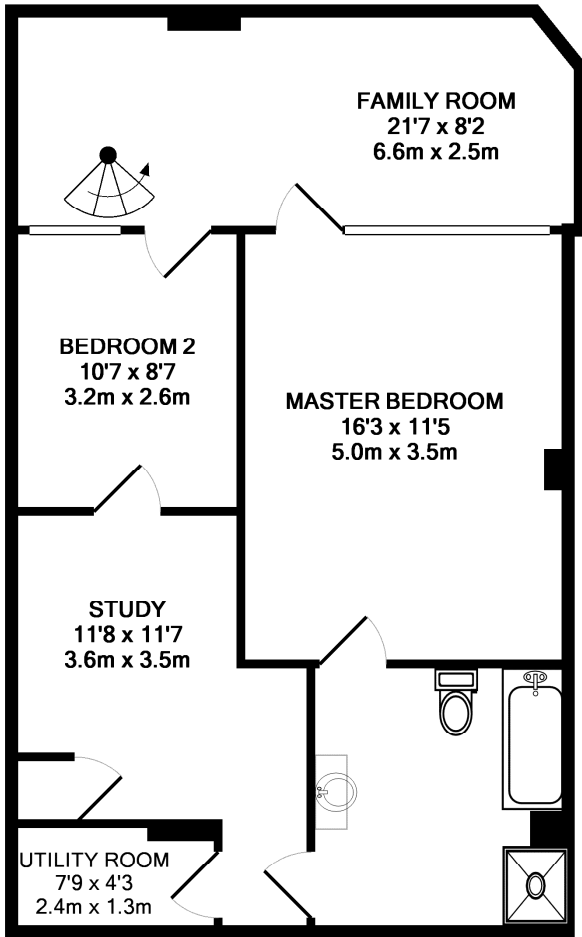


Ideally positioned between Clerkenwell, Islington and Old Street is this extremely spacious architect designed two bedroom warehouse conversion. With unique design features including very high ceilings, exposed brickwork and great entertaining space, it would make the perfect space for someone seeking an apartment with real character.

Arranged over two floors the property comprises an impressive reception room/dining room with semi-open-plan 1950's style architect designed kitchen, exposed brickwork and a fantastic glass platform that provides a window through to the family room below. There is a further guest shower room, a study, a utility room, spacious master bedroom with en suite luxury bathroom and a second bedroom.

Bartholomew Square is extremely close to Moorgate and Finsbury Square while nearby Hoxton and Shoreditch offer a fantastic variety of bars and restaurants. An ideal opportunity for someone

**Price: £595,000 Share of Freehold**



LOWER GROUND FLOOR



RAISED GROUND FLOOR



TOTAL APPROX. FLOOR AREA 120.8 SQ.M. (1300 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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		72	77
EU Directive 2002/91/EC			

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		69	74
EU Directive 2002/91/EC			

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