



SUMMERS STREET, LONDON, EC1R
£1,100,000 SHARE OF FREEHOLD APPROX. 93 YEARS REMAINING

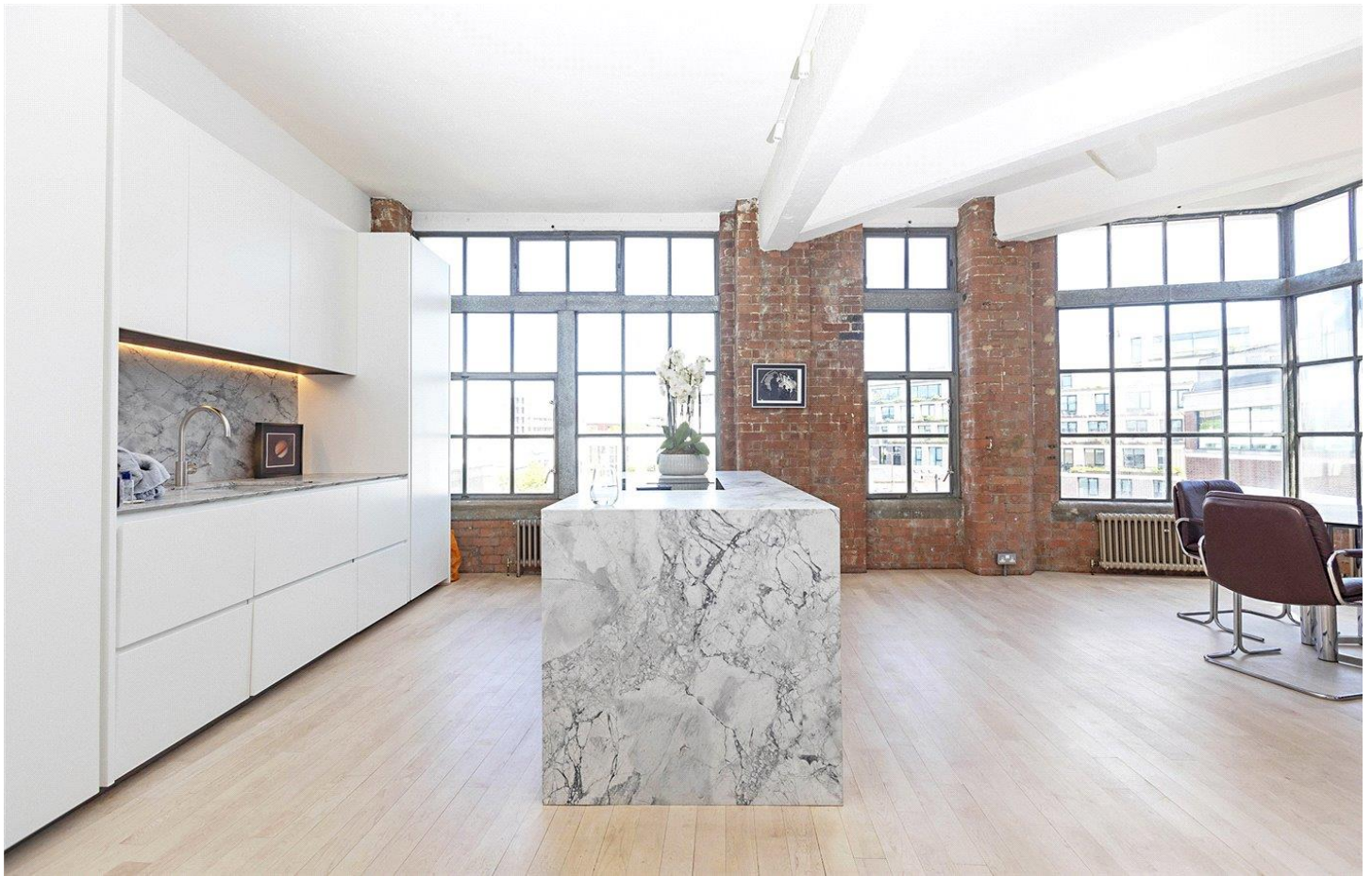
THIS LARGE APARTMENT IS THE EPITOME OF LONDON LOFT LIVING, SITUATED ON THE THIRD-FLOOR OF AN ART DECO WAREHOUSE DEVELOPMENT IN CLERKENWELL.

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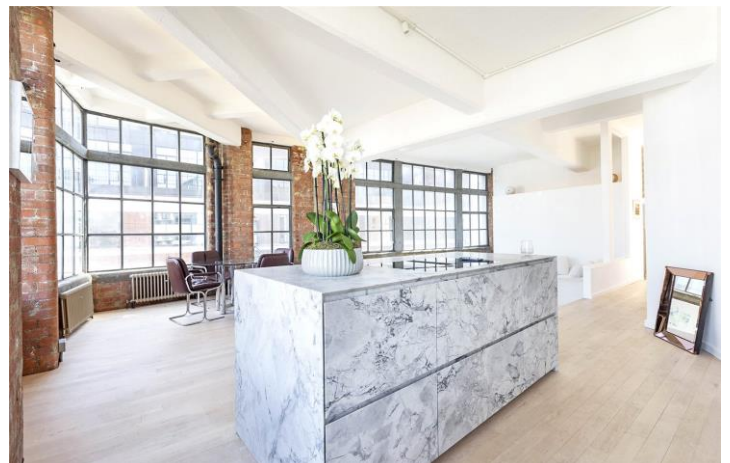
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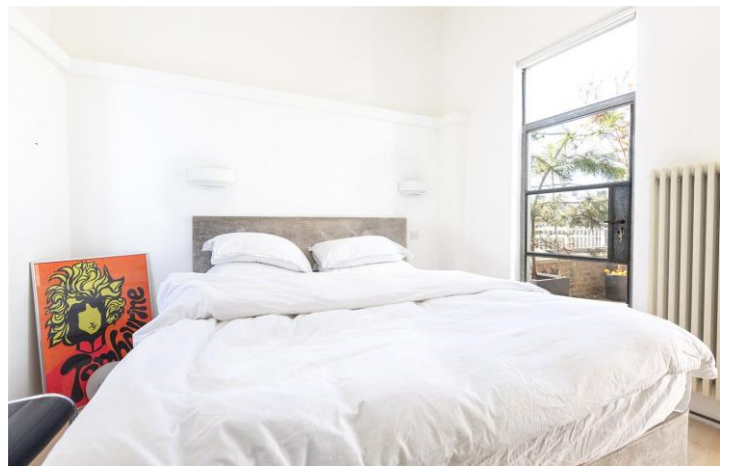
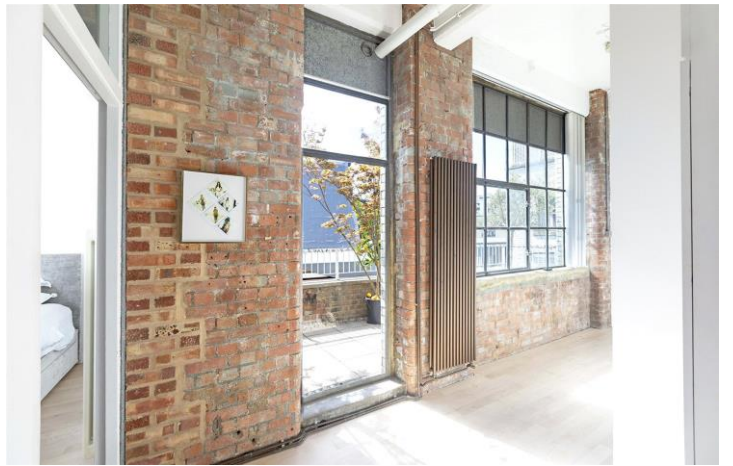
DESCRIPTION:

The apartment has been finished to an exceptionally high standard with exposed brick walls, concrete ceilings, wraparound Crittall windows and a south-facing terrace which provide wonderful city views. With a white façade and ribbons of steel windows, the building is a distinctive feature on Clerkenwell's Summers Street. The grand five-storey art deco warehouse – originally a printworks – was designed in the 1930s by Stanley Peach, the architect behind Wimbledon's historic Centre Court. The original building was a printing works which was redeveloped in the New York loft apartment style by the architect Piers Gough as the first London 1993 venture of Manhattan Loft Corporation. An Italian kitchen by Minotti is a sculptural statement with its dramatic grey-marbled central island offset by simple white cabinetry. Newly installed, the kitchen has been finished to an exceptional standard, with integrated appliances including a Gaggenau fridge-freezer, V-Zug ovens, and a Bora induction hob with a built-in extractor. A sunken position separates the lounge area from the rest of the open plan kitchen / dining room. The bedroom is off the hallway. Light enters from a window on one side and a glazed door on the other leading outside to the balcony. Fitted wardrobes along one wall have plenty of hanging space. Kohler fittings are used in the bathroom / wet room. The south-facing balcony runs along the length of the hallway and can be accessed from either the hall or the bedroom. Summers Street is situated moments from a wide range of shops, bars, cafes, and restaurants on and around Clerkenwell Road with the sought after Leather Lane and Exmouth Market with its cafes, bars, and restaurants, is also only a short walk away. Transport facilities and local amenities are plentiful with underground/rail services at Angel, Kings Cross, and Farringdon, with many bus routes to the city and the West End.



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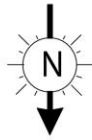
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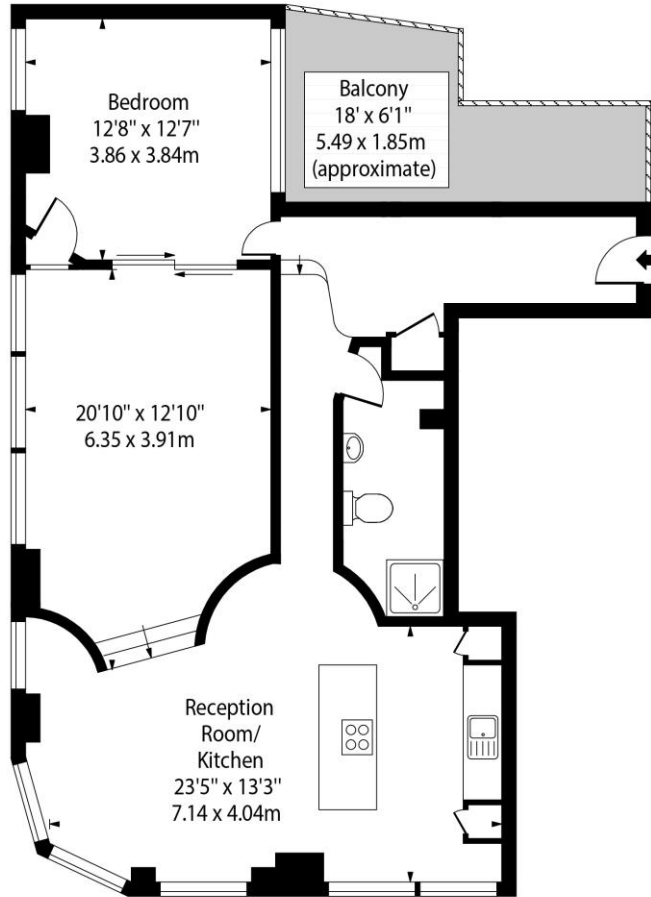
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Summer Street, EC1



 - Ceiling Height

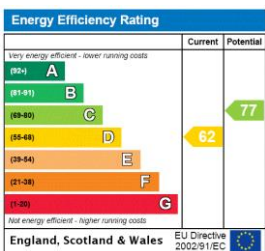


Third Floor

Approx Gross Internal Area 956 Sq Ft - 88.81 Sq M

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances, and other features are approximate.



Tenure: Share of Freehold
Term: Expires - 24/06/2117
Service Charge: Approx. £4,400 per annum
Council Tax Band: F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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