



PEAR TREE COURT, LONDON, EC1R  
**£1,250,000 LEASEHOLD**

**A TRULY OUTSTANDING TWO BEDROOM LOFT-STYLE WAREHOUSE APARTMENT SPANNING 1049SQFT AND JUST MOMENTS FROM EXMOUTH MARKET AND FARRINGDON TUBE.**

Clerkenwell & City | 020 7405 1288 | [clerkenwell@winkworth.co.uk](mailto:clerkenwell@winkworth.co.uk)

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## DESCRIPTION:

Re-furbished to a very high standard and offered chain-free, this unique apartment boasts a larger than average open plan reception / kitchen. With high ceilings throughout, there are two large double bedrooms and stylish suites in both of the bathrooms. Pear Tree Court is ideally located for the superb and varied amenities of Clerkenwell Road and Exmouth Market, Bloomsbury and the West End are just a short walk away.



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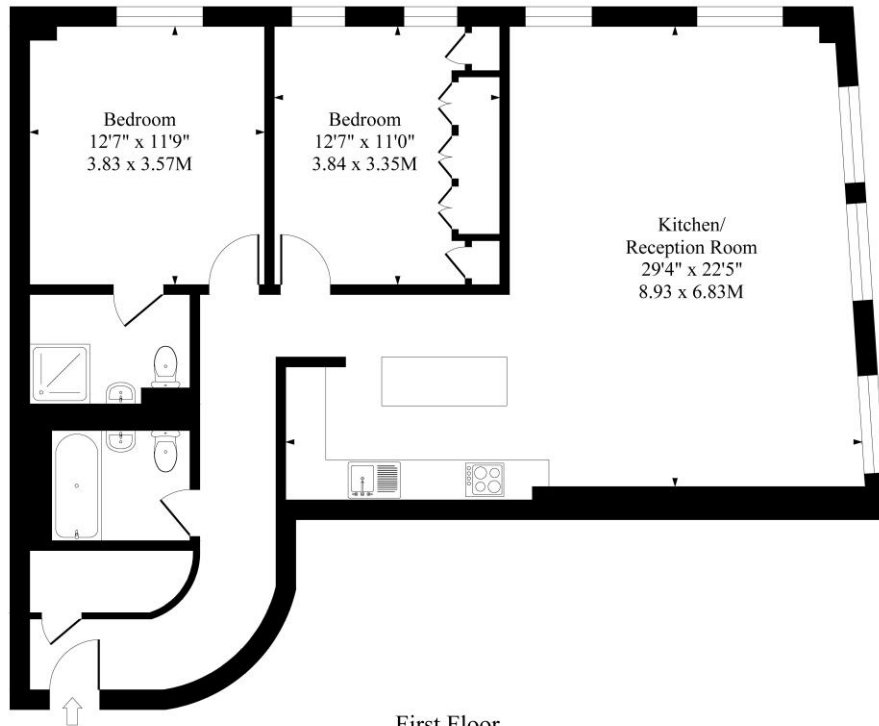




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## Pear Tree Court EC1R



### First Floor

Approximate Gross Internal Area 1049 Sq Ft - 97.50 Sq M

Measured in according with RICS guidelines. Every attempt is made to ensure accuracy  
However all measurements are approximate.  
The floor plan is illustrative purposes only and is not to scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 973 year and 0 months

**Service Charge:** Approx. £5,319 per annum

**Ground Rent:** Approx. £200 Annually (subject to increase)

**Council Tax Band:**

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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