

PARAMOUNT BUILDING, ST JOHN STREET, ECI



A stunning loft apartment measuring 1966 sq ft located on the second floor of this landmark development in the heart of Clerkenwell, The Paramount Building, St John Street. Designed as the original show apartment by John Randle of Circus Architects this loft is both voluminous and light and incorporates many features synonymous with loft living. The apartment also benefits from underground parking and cantilevered balconies leading from the reception.

Located between Compton Street and Percival Street and amongst numerous other loft developments, this home is ideally positioned for the many bars and restaurants of the area. Farringdon station is about seven minutes walk away.

PRICE £875,000 LEASEHOLD

COMMUNAL FRONT DOOR LEADING TO:

INNER ATRIUM

Glass and steel canopy, mature bamboo hedge. Secure entrance to lift and stair well.

SECOND FLOOR FRONT DOOR ENTRANCE HALL

Beech strip wood floor, exposed concrete support pillar, cupboard housing electric and phone points. Further storage cupboard, video entry-phone. Doors to:

LIVING AREA

50'1 x 23'3 (15.30 x 7.13m)

Beech strip wood floor, exposed concrete ceiling (10'9) and support pillars. Wall of floor to ceiling double glazed sliding doors opening on to three cantilevered balconies (14 x 3'6 each) of galvanised steel and glass. Large cupboard housing Potterton boiler and water pressure system. Casement window overlooking light well, recessed halogen spotlights, halogen strip lighting, polished chrome sockets and switches. Feature wall of curved obscured glass bricks.



KITCHEN

Raised semi-circular kitchen area and breakfast bar. Beech base and recessed wall units with solid beech worktop and two inset stainless steel bowl sinks. Stainless steel splashbacks, range of integral 'Siemens' appliances to include stainless steel gas hob, oven and extractor (with glass surround), microwave, dishwasher, washer dryer and large fridge/freezer. Range of shelving and storage space.



BEDROOM ONE

16'1 (to fitted wardrobes) x 12'1 (4.91 x 3.70m)

Beech strip wood floor, exposed concrete ceiling, double glazed casement window to side aspect. Entire wall of fitted wardrobes, designer 'coil' radiator, suspended halogen spotlights.

EN SUITE BATHROOM

White five piece suite comprising panel bath with marble surround, low level WC, bidet, wash hand basin set in marble topped vanity unit and separate shower cubicle. Contemporary radiator, tiled marble floor and splash areas, extractor and shaver socket. Feature wall of curved obscured glass bricks.

BEDROOM TWO

16'5 (to fitted wardrobes) x 10'3 (5.04 x 3.15m)

Beech strip wood floor, exposed concrete ceiling, double glazed casement window to side aspect. Entire wall of fitted wardrobes, suspended halogen spotlights.

BATHROOM

White three piece suite comprising panel bath with marble surround, low level WC, wash hand basin set in marble topped vanity unit, inset shelving. Tiled marble floor and splash areas, extractor and shaver socket.

GAS CENTRAL HEATING

PARKING

Secure basement parking.

LEASE

121 years remaining approx

SERVICE CHARGE

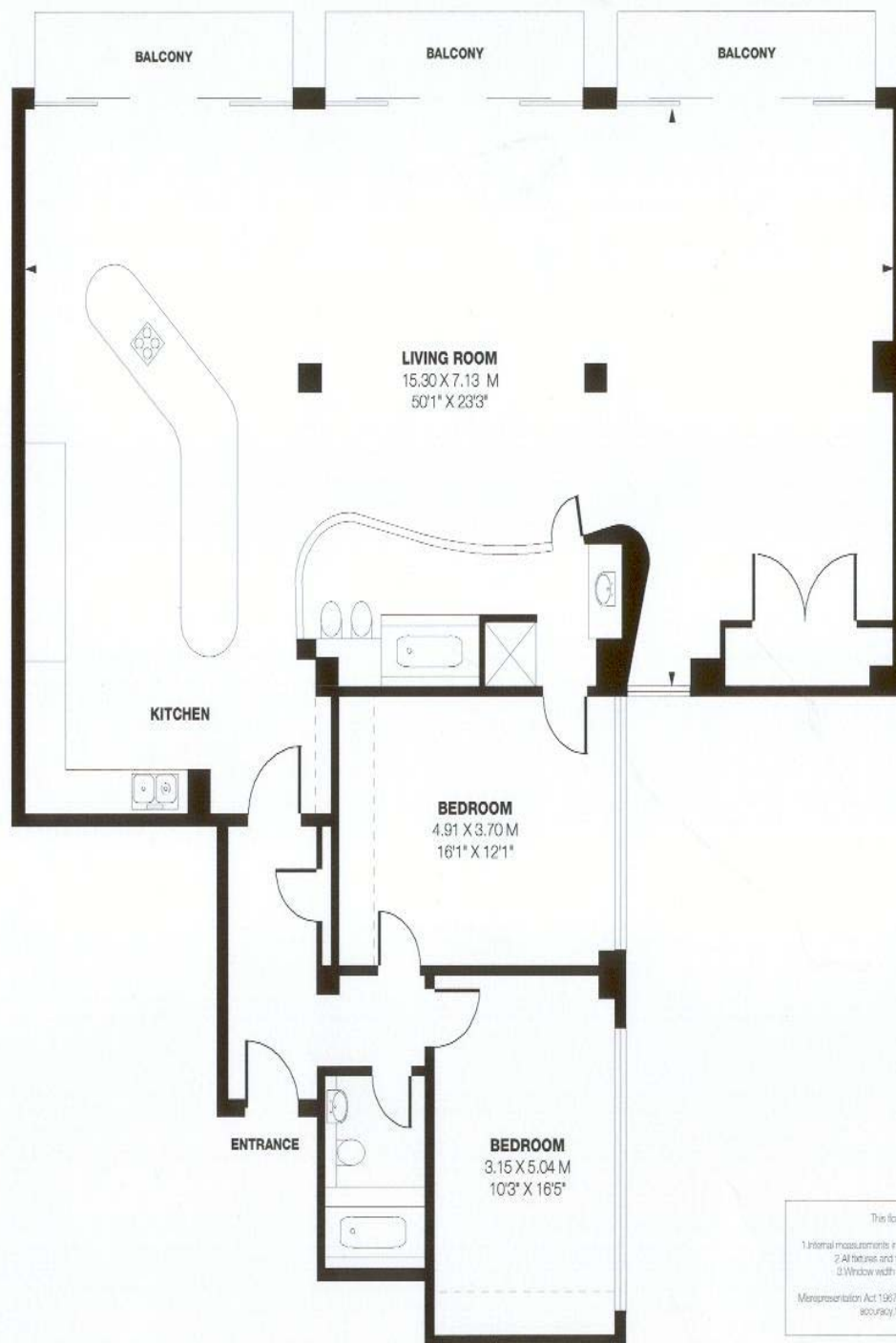
£2000 p.a. approx

GROUND RENT

£175 p.a.

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Approx. Gross Floor Area = 183 sq.meters • 1966 sq.feet



SECOND FLOOR

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2. All fixtures and fittings are representative, and only approximate to actual fitment in terms of shape and size.
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