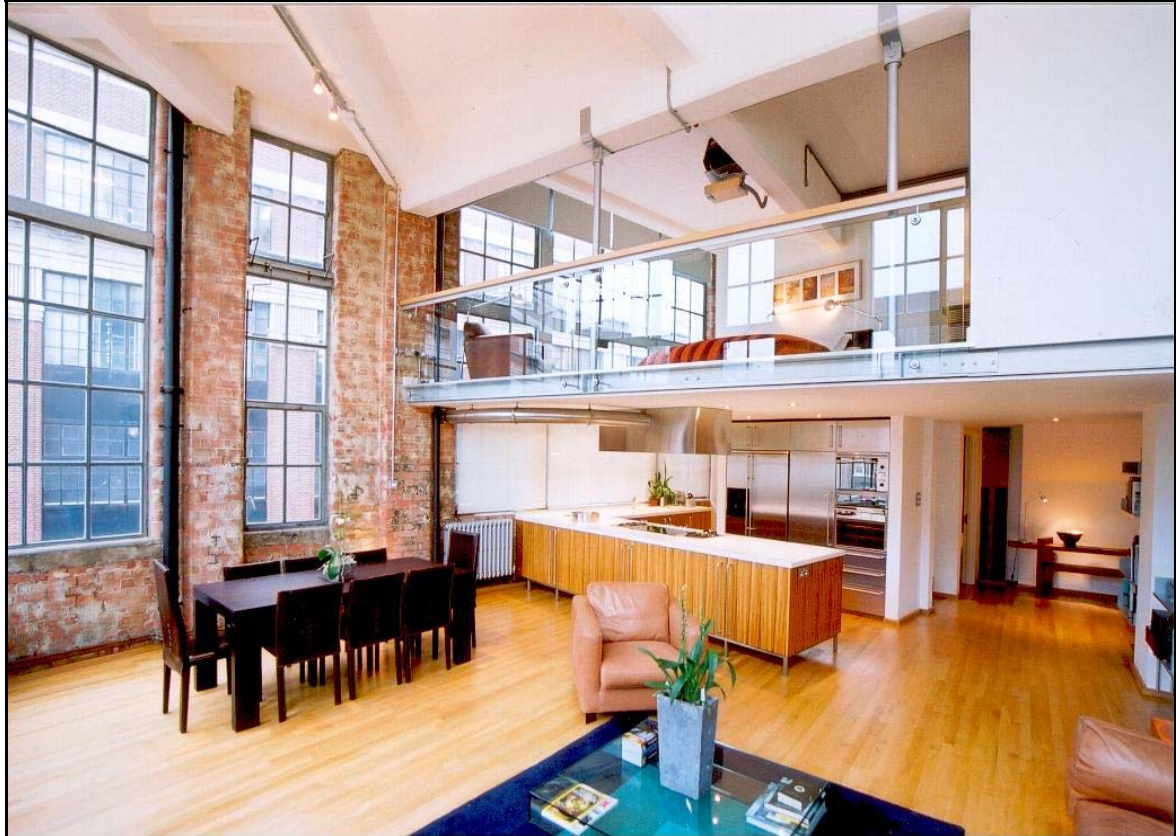


## **SUMMERS STREET, CLERKENWELL, EC1**



A stunning duplex apartment of approximately 1471 sq ft located within a building regarded by many to be the archetypal example of loft living in Clerkenwell, a former print works converted by the Manhattan Loft Corporation. The property has been fitted to an exacting standard by the present owners with quality block wood oak flooring, bespoke kitchen, 'Starck' styled bathrooms and glass balustrade to the mezzanine area. An array of original features; exposed brickwork, concrete support pillars and spectacular floor to ceiling metal-framed windows complete the look. Secure underground parking space is also included.

Summers Street is situated at the western end of Clerkenwell Road, opposite Hatton Garden, the centre of London's diamond trade and within the CCZ. The location is noted for excellent transport connections whether it be by bus to the West End or by tube or rail from Farringdon, Chancery Lane or King's Cross.

**PRICE £669,950 LEASEHOLD**  
**(SHARE OF FREEHOLD PENDING)**

**COMMUNAL ENTRANCE  
STAIRS/LIFT TO FIRST FLOOR**



**FRONT DOOR**

**ENTRANCE LOBBY**

Video entry phone, storage cupboard housing meters. Oak flooring and stairs rising to mezzanine.

**LIVING AREA**

**24'11 x 23'3 (7.59m x 7.06m)**

Double height room with galleried mezzanine, exposed brickwork, dual aspect floor to ceiling metal framed windows running the length and width the room. School style radiators, track mounted halogen spot lighting, oak flooring. Opening to:-

**KITCHEN**



Large dual access base units with moulded Corian work surface over. Inset four ring halogen and three ring gas hob, recessed void housing refuse bin. One and a half bowl sink with chrome mixer tap and waste disposal unit. Integrated Miele dishwasher. Stainless steel ATAG American style fridge/freezer with ice machine. Integrated stainless steel ATAG microwave and electric oven, recessed halogen lights, large storage cupboard housing tank and boiler and tumble drier. Storage cupboard housing washing machine.

**STUDY/BEDROOM TWO**

**12' x 7'11 (3.66m x 2.41m)**

Wall of exposed brickwork, concrete columns with steel cladding, school style radiators, oak floor, wired for broadband access, smoked glass window.

**EN SUITE SHOWER ROOM**

Mosaic tiled walls in tumbled marble, exposed brickwork and window to side aspect. Recessed halogen lighting, extractor, chrome heated towel rail. White suite comprising shower cubicle with glass screen, low level WC with concealed cistern, pedestal wash hand basin and chrome mixer tap.

## **OAK STAIRS TO MEZZANINE LEVEL**

### **BEDROOM ONE**

**16'2 x 12'10 (4.93m x 3.91m)**

Exposed brickwork and concrete, wall of metal framed floor to ceiling windows to side aspect, glass balustrade overlooking reception. Fitted blinds over window and balustrade, entry phone, beech floor set diagonally, recessed dressing area one with dual hanging space, the second with shelving and drawers.

### **HALL TO BATHROOM**

Balcony overlooks stairs, fire exit door.

### **BATHROOM**

Polished slate floor, exposed brickwork and mosaiced tiled walls of tumbled marble. Starck bath with chrome tap and shower attachment on free standing pedestal, a pair of white Starck wash hand basins with chrome mixer taps, large wall mounted mirror. Low level concealed cistern WC, double shower cubicle with glass door, two double height heated chrome towel rails. Large mirror fronted fitted cupboard providing ample storage. Track mounted halogen spot-lighting.

## **SECURE UNDERGROUND PARKING**

### **GAS CENTRAL HEATING**

### **SERVICE CHARGE**

£2,500 p.a.

### **GROUND RENT**

£100 p.a.

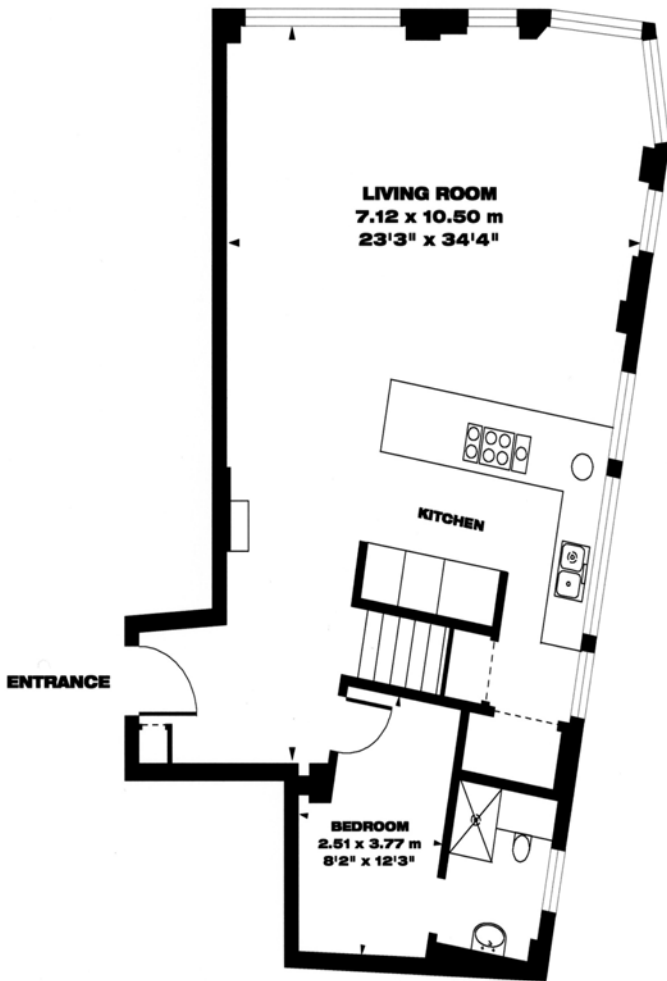
### **LEASE**

989 years (share of freehold pending).

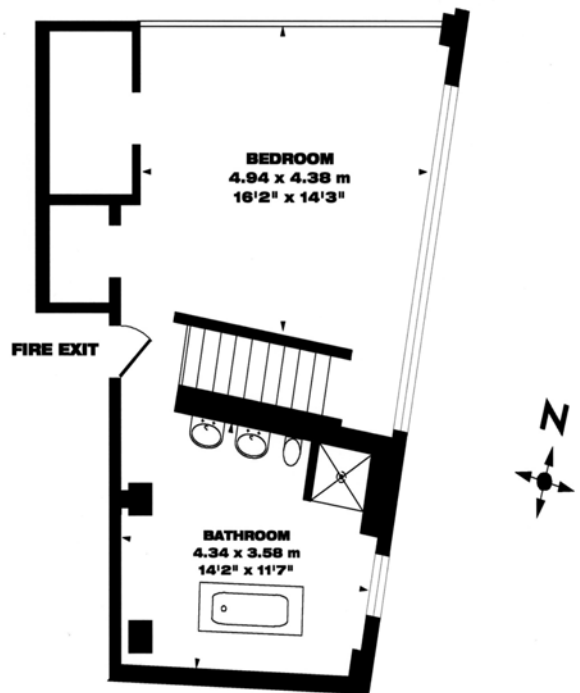
### **THOMSON CURRIE MAP REFERENCE**

E10

**FLAT 25 • 1 - 10 SUMMER STREET • EC1**  
Approx. Gross Floor Area = 136 sq.meters • 1471 sq.feet



**FIRST FLOOR**



**GALLERY • SECOND FLOOR**

