



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# St. John Street, Clerkenwell, EC1V

£650,000

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Set within the beautifully converted Victorian Cannon Brewery, this stunning one-bedroom loft-style apartment offers 576 sq ft of characterful living space in the heart of Clerkenwell. Occupying the first floor of this sought-after warehouse conversion, the property seamlessly blends industrial heritage with contemporary design.

The apartment features impressive ceiling heights, exposed brickwork and original beams, creating a wonderful sense of volume and authenticity throughout. The spacious open-plan reception room and kitchen is flooded with natural light via full-height French doors, opening directly onto an exceptional private terrace measuring approximately 21'3" x 16'0" — a rare and tranquil outdoor entertaining space in such a central London location.

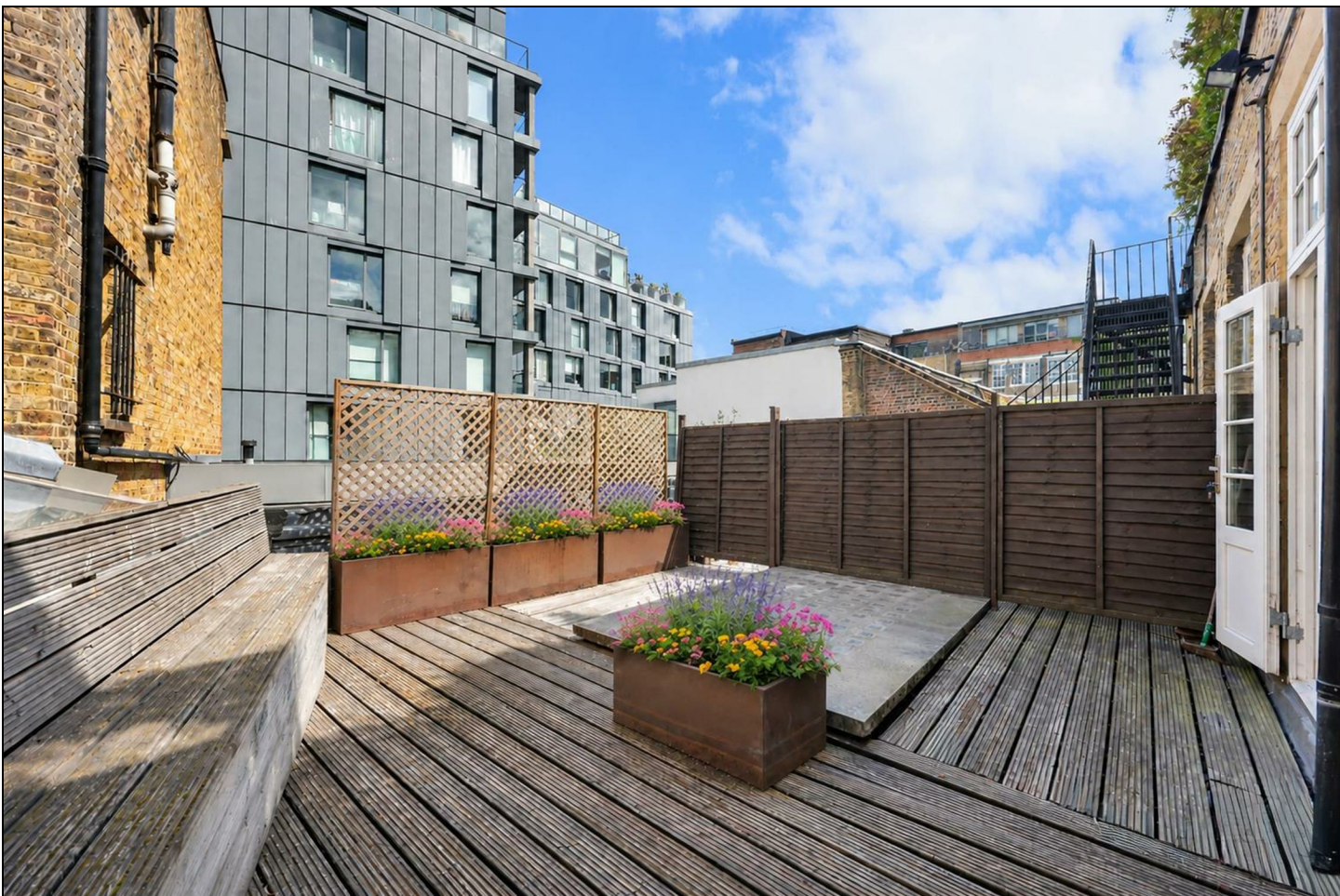
The accommodation further comprises a generous double bedroom, modern bathroom and excellent built-in storage. The stylish interior complements the building's warehouse aesthetic, with hardwood flooring and large windows enhancing the bright and airy feel.

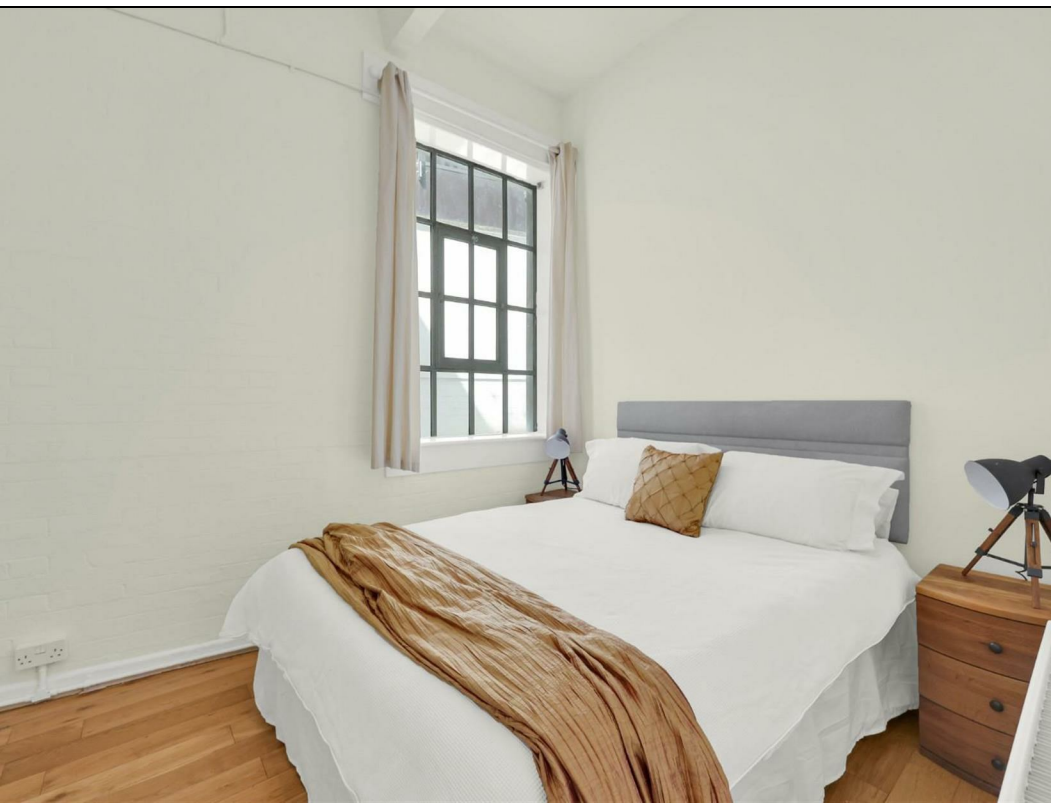
Cannon Brewery is an iconic converted Victorian brewery ideally positioned on St John Street, moments from the vibrant restaurants, cafés and boutiques of Clerkenwell, Exmouth Market and Upper Street. Farringdon, Barbican and Angel stations are all within easy reach, providing superb transport links across London.

A unique warehouse apartment with outstanding character and an enviable private terrace in one of Central London's most desirable neighbourhoods.

## KEY FEATURES

- Converted Victorian brewery
  - 576 sq ft apartment
  - Large private terrace
  - High ceilings throughout
- Exposed brickwork & beams
  - Bright open-plan living
  - Walk In Wardrobe
- Prime Clerkenwell location
  - Excellent transport links
  - Chain Free









# Cannon Brewery

Approximate Gross Internal Area = 585 sq ft / 54.4 sq m



First Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	64
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	63
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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