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Dance Square, Clerkenwell, EC1V

£670,000



Located in the heart of trendy Clerkenwell, this beautifully presented two-bedroom apartment is set within the highly sought-after Dance Square development — a modern, secure enclave offering residents a stylish and convenient lifestyle.

Situated on the first floor, the apartment enjoys excellent natural light throughout and boasts two generous private balconies: one accessible from the spacious open-plan living area, and the other from the principal bedroom — perfect for al fresco dining, relaxing, or entertaining.

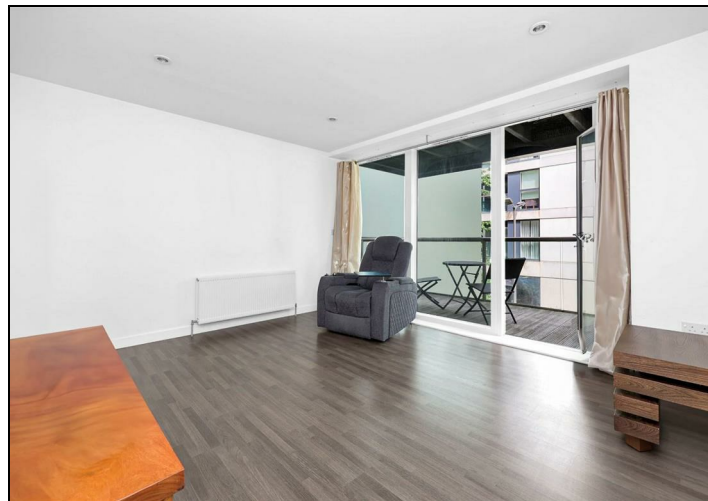
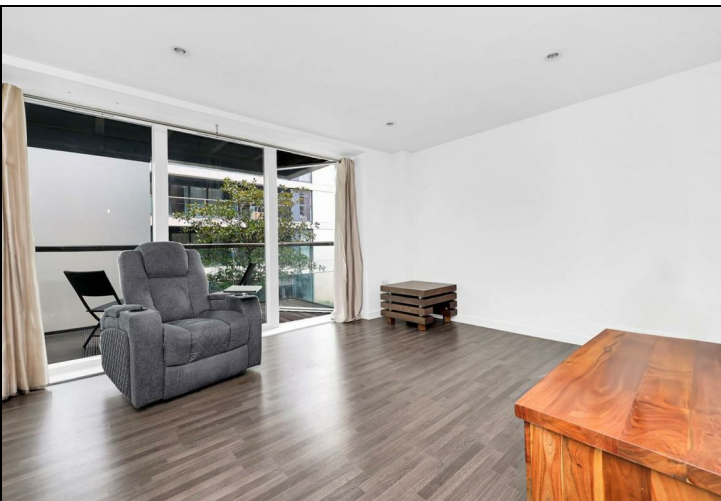
The property features a contemporary kitchen with integrated appliances, two well-proportioned bedrooms, and a sleek modern bathroom, all finished to a high standard. Residents of Dance Square also benefit from landscaped communal gardens, 24-hour concierge service, and lift access.

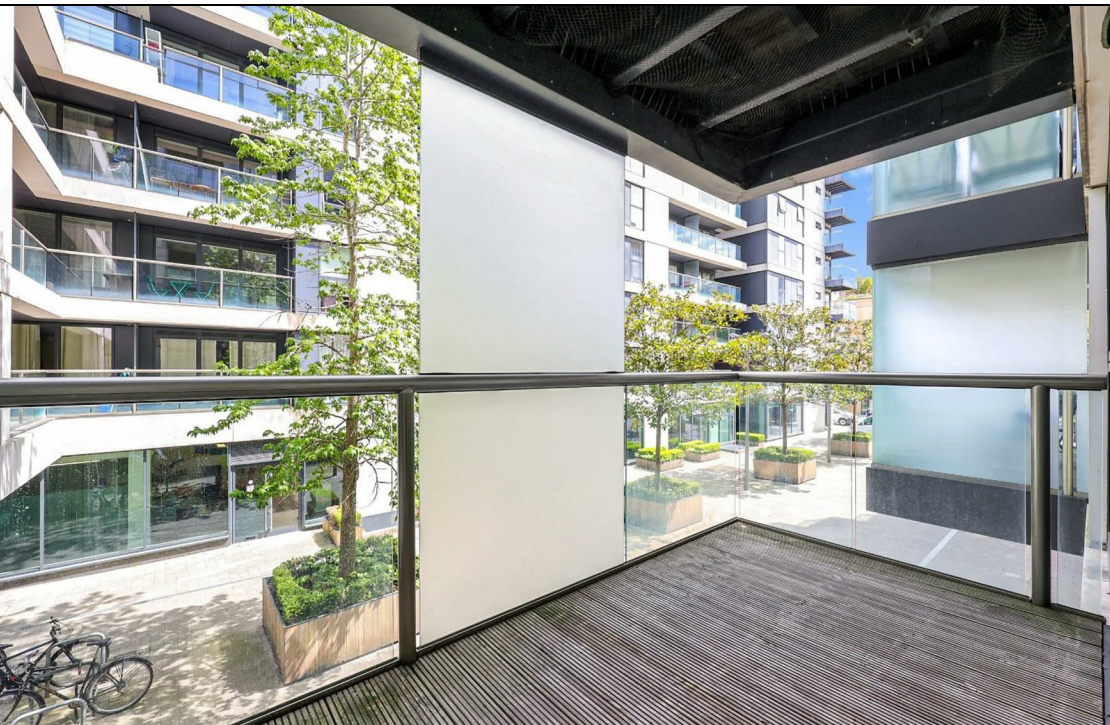
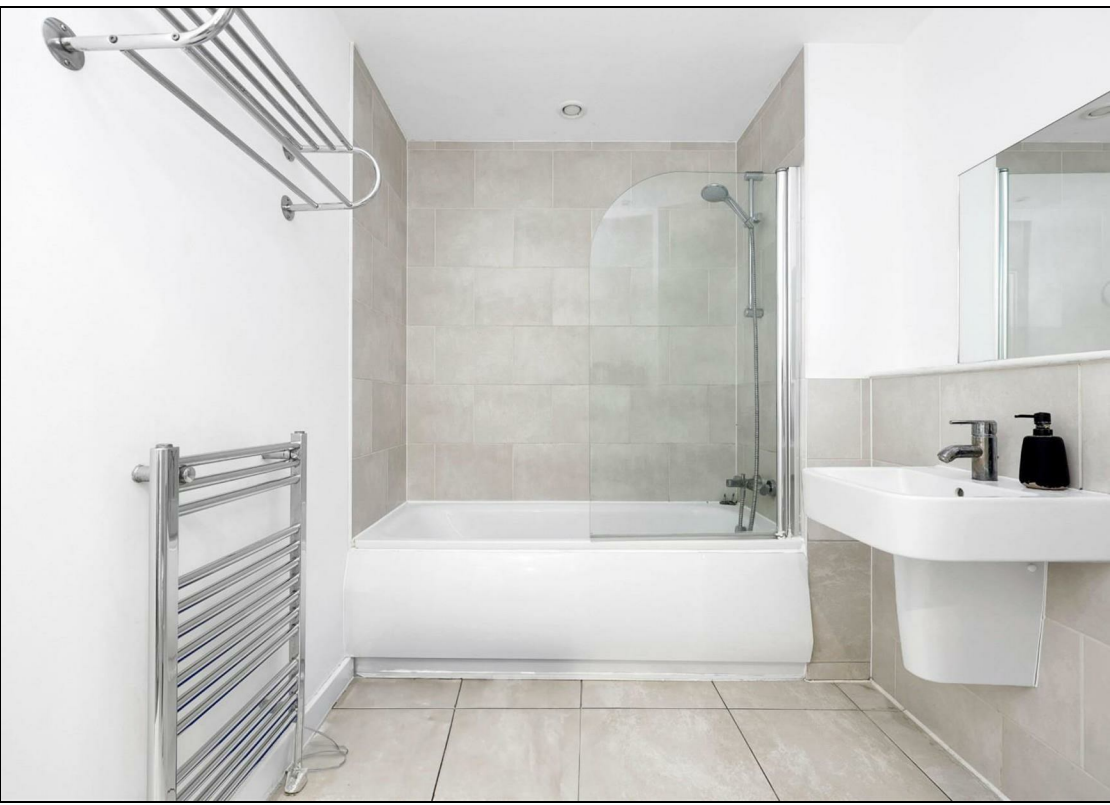
Ideally positioned for easy access to the City, Shoreditch, and Farringdon, with excellent transport links nearby, this is a fantastic opportunity for professionals, investors, or anyone looking to enjoy the best of Clerkenwell living.

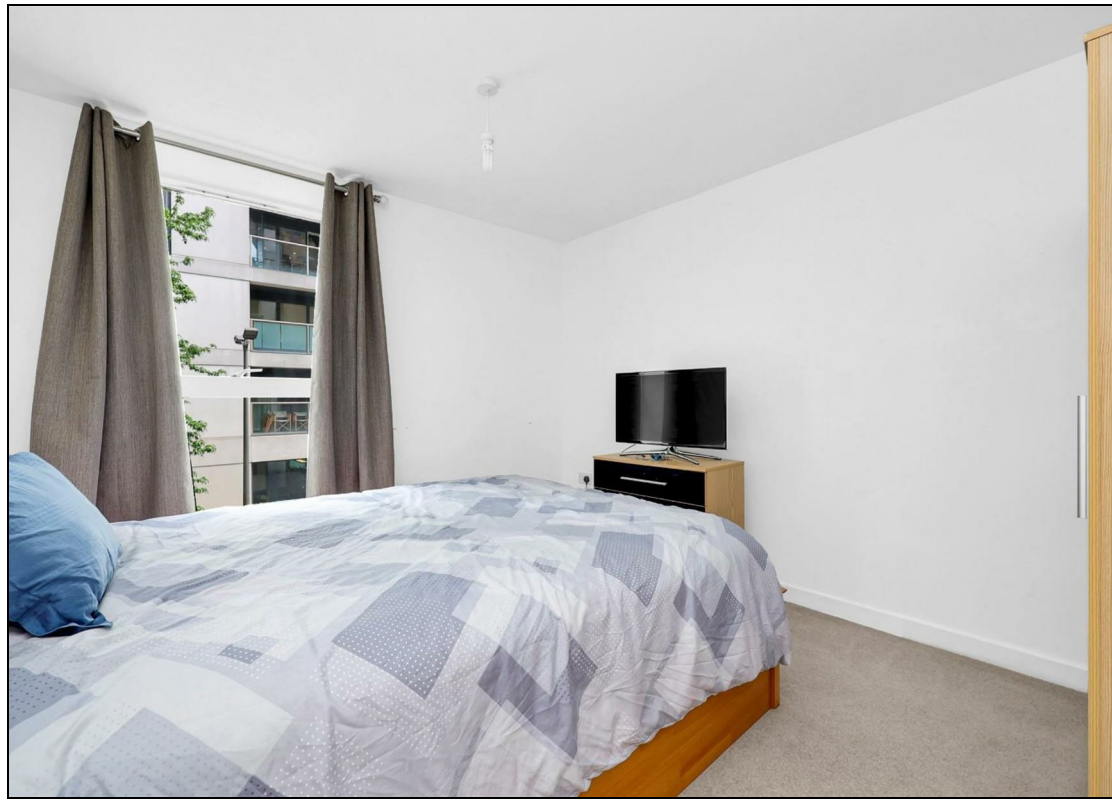


KEY FEATURES

- Walking distance to Farringdon & Old Street stations
 - Two double bedrooms
 - Two large private balconies
- Prestigious, secure development
 - 24-hour concierge
- Service Charge = £5039 pa
- Ground Rent = £240 pa
- Remaining Lease = 112 Years



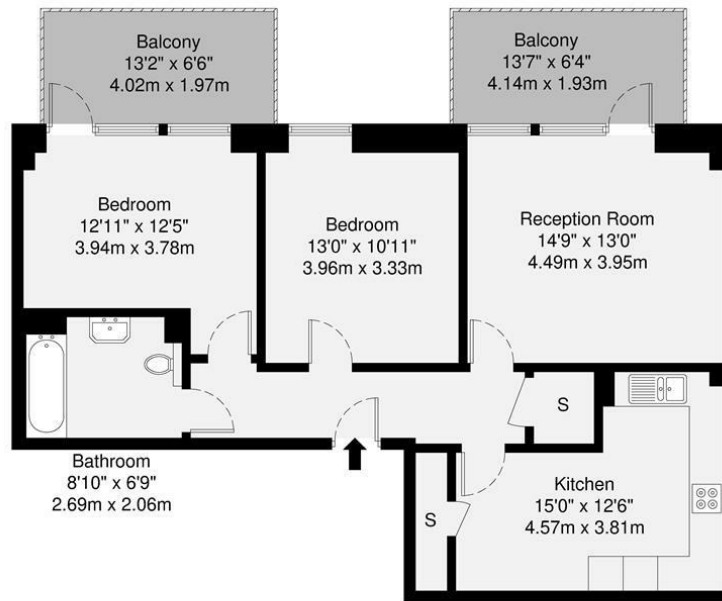




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Dance Square, EC1V

GROSS INTERNAL AREA
77.8 sq m / 837 sq ft



First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
77.8 sq m / 837 sq ft

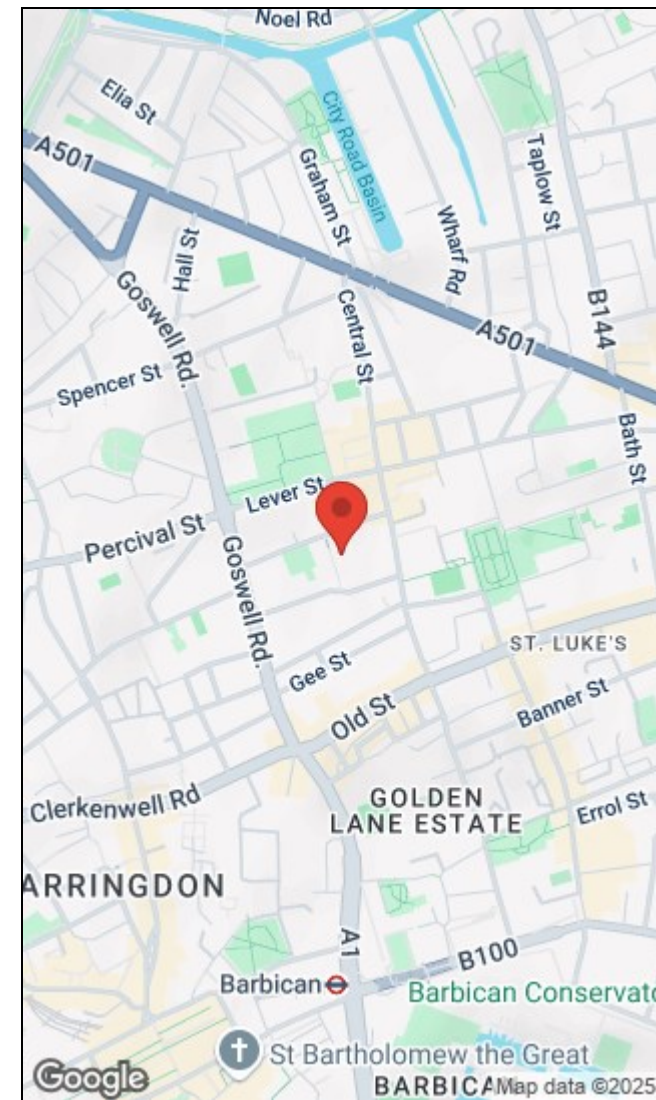
TOTAL STORAGE SPACE
Storage and wardrobe total area
2.6 sq m / 27 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
15.9 sq m / 171 sq ft

RESTRICTED HEAD HEIGHT
Limited use areas under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE



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

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