



CITY
PORTFOLIO
MANAGEMENT

DANCE
SQUARE ECIV 3AP

DANCE SQUARE

EC1V 3AP

Beautiful secluded gardens surrounded by luxury apartments in the middle of the creative buzz of Clerkenwell.

This is Dance Square: Which offers the perfect base from which to enjoy the best of London, and also the perfect place to escape at the end of the day.

A stroll takes you to countless restaurants, bars and cultural attractions. A bike ride along the many cycle lanes takes you into the West End or down to the river. And you are only a short hop from King's Cross St Pancras with high-speed links to Europe, or a tube ride from City Airport.



Apartment Specification - Step into your apartment and you are struck by the sense of space and light. This is a fresh and imaginative take on city living, with generous living spaces framed by floor to ceiling windows.

Total Area - 548 sq ft / 51 sq m

Reception Hallway

- Under floor heating operated via wall mounted thermostats
- Access to family Bathroom

Living area

- Large spacious living area with floor to ceiling Double glazed windows
- Under floor heating operated via wall mounted thermostats
- Telephone data points
- Facility for Sky+ multiroom.

Bedroom

- Full height built-in wardrobes with white glass sliding doors and soft close function to bedroom.
- Under floor heating operated via wall mounted thermostats
- Facility for Sky+ multiroom in Master Bed and Sky compatible outlets.
- Floor to ceiling doubled glazed windows and door.

Family Bathroom

- Double ended bath with retractable hand held shower and ceiling mounted shower head
- Glazed frameless shower screen to bath
- Silestone sink
- Mirrored cabinet incorporating shaver point, shelving and lighting
- Mirror with de-mist function
- Warm wall with chrome towel rail and clothes hook
- Large format ceramic wall and floor tiles

The Kitchen

- White Corian and Unistone Quartz work surfaces are as attractive as they are durable.
- White high gloss lacquered handleless kitchen with soft close function and charcoal carcass.
- White Corian worktop with seamless effect white moulded Corian under mounted sink.
- Siemens - stainless steel multifunction oven, combination microwave oven
- Integrated fridge/freezer, dishwasher
- Caple wine fridge

Transport Connections

Train

- The newly refurbished Farringdon Station will be the only station from which passengers will be able to access all three Cross Rail networks.
- City Thameslink
- Moorgate
- Blackfriars
- Kings Cross

Tube

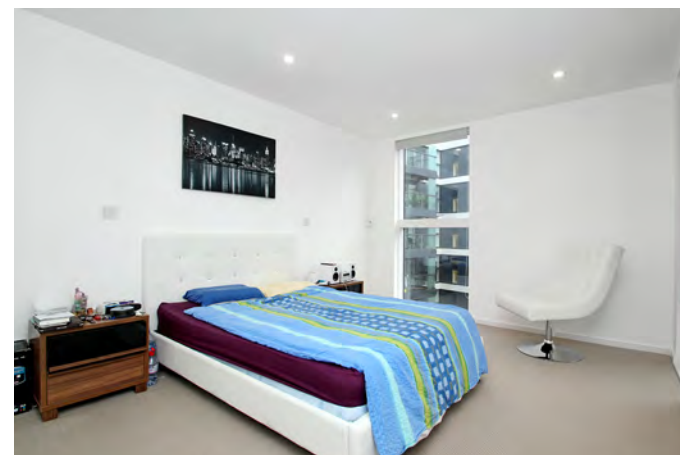
- Farringdon & Barbican: Circle, Hammersmith & City and Metropolitan lines
- Old Street & Angel: Northern line
- St Pauls: Central Line
- Moorgate: Northern, Circle, Hammersmith & City and Metropolitan lines
- Liverpool Street: Central, Circle, Hammersmith & City and Metropolitan lines

Bus

- Route 17 to Archway/London Bridge
- Route 19 to Battersea Bridge/Finsbury Park
- Route 38 to Angel, Dalston Junction and beyond/Victoria
- Route 45 to Blackfriars, Brixton and beyond/Kings Cross
- Route 46 to Farringdon Street/Lancaster Gate
- Route 55 to Shoreditch and beyond/Oxford Circus
- Route 63 to Southwark and beyond/Kings Cross
- Route 243 (24 hours) to Waterloo/Angel and beyond
- Route 341 (24 hours) to County Hall/Islington Green and beyond

Health – Fitness Training

- Newly refurbished £16.5m Ironmonger Row Baths and Turkish Hammam
- Virgin Active
- Fitness First
- Dance schools



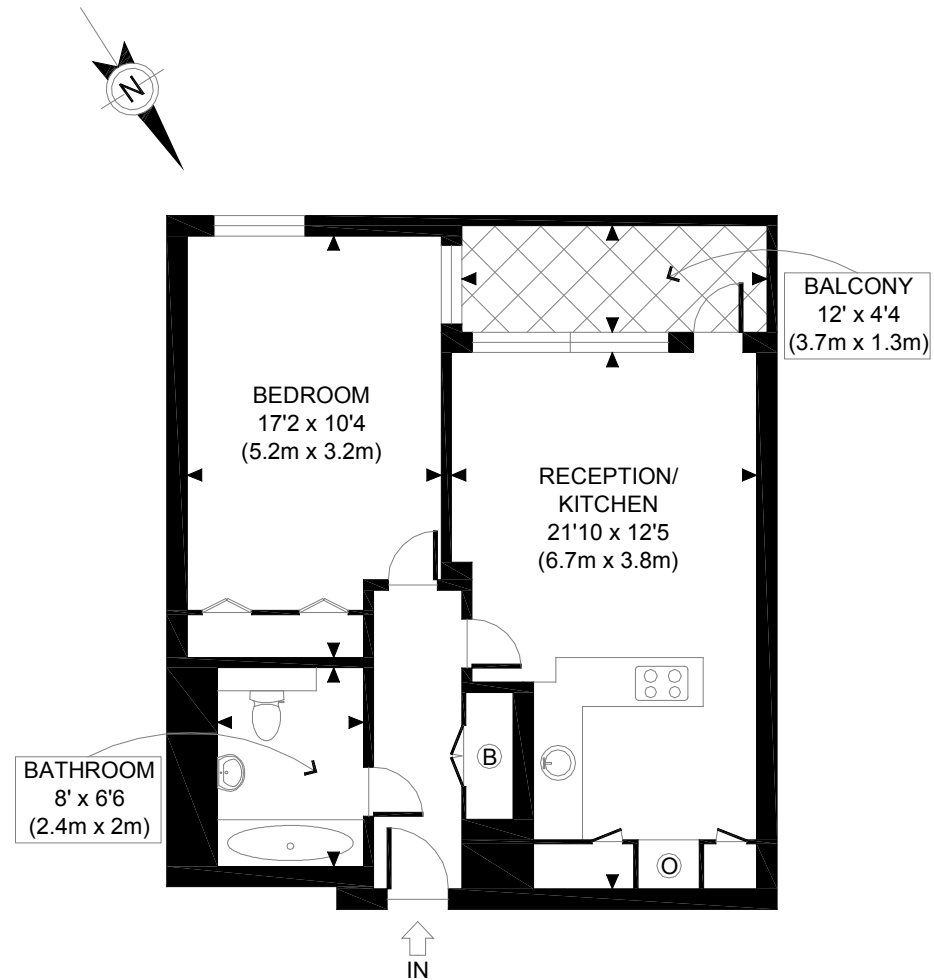


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FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 548 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 548 SQ FT / 51 SQM

Ref: CPML

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