



Wilmington Square, Clerkenwell, London WC1X





Wilmington Square, Clerkenwell **WC1X**

A charming, Georgian townhouse situated in the highly sought-after Wilmington Square, Clerkenwell. This beautifully presented five-storey home offers an abundance of period charm coupled with contemporary living, and spanning just under 2,800 sq ft.

On the lower ground floor, you'll find a well-appointed double bedroom, a stylish shower room, and a comfortable reception room adjacent to a kitchenette. This floor also features the first of two entrances to the mature, south-west facing garden.



Guide price: £3,500,000

Tenure: Available freehold

Local authority: London Borough of Islington

Council tax band: H



The raised ground floor features an expansive open-plan kitchen and dining area, flooded with natural light, elegant wooden flooring, and a charming fireplace. This level also provides scenic views of and access to the garden, along with a convenient W.C.

The first floor impresses with a double-aspect reception room featuring high ceilings and another fireplace, creating a warm and cosy atmosphere. A study is located at the rear of this floor, perfect for a home office or reading nook.

The second floor houses a large principal bedroom with ample natural light and an en-suite bathroom featuring. An additional bedroom or study is situated at the rear of this floor, offering flexibility for various needs.

The top floor completes this stunning home with two well-proportioned bedrooms, both with fitted wardrobes, and a modern bathroom serving the rooms.

The property features a mature garden with a desirable south-west facing aspect, perfect for enjoying sunny afternoons and entertaining guests.





Location

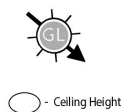
Wilmington Square is situated between Margery Street and Rosebery Avenue close to the coffee shops and boutiques on Amwell Street. Angel station (Northern line) and Farringdon station (Circle, Hammersmith & City, Metropolitan and National Rail services) are both within easy reach. Exmouth Market, host to many amenities, bars and popular restaurants is also within easy reach.





This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Approx Gross Internal Area 2798 Sq Ft - 259.93 Sq M (Excluding Vault)

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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