



## WILMINGTON SQUARE

Clerkenwell WC1X





# A CHARACTERFUL FAMILY HOME ON WILMINGTON SQUARE, WC1X.

Set on the leafy and sought-after Wilmington Square, this Grade II listed Georgian townhouse unfolds across five storeys, offering a rare combination of period character and versatile living space.



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Local Authority: London Borough of Islington

Council Tax band: H

Tenure: Freehold

Guide price: £3,350,000





## WILMINGTON SQUARE CLERKENWELL WC1X

The raised ground floor sets the tone with a double aspect, kitchen and dining room. High ceilings, original cornicing and feature fireplaces create a sense of grandeur, while large sash windows frame views across the square and rear garden.

Downstairs leads to a utility room, a W.C. and two further rooms that can be used as a spare bedroom, a study or a reception room. This floor has access to the vaults at the front of the property, which provide plenty of storage.











On the first floor, a double reception room provides further entertaining space or the option of a study or library. The generous proportions, high ceilings and period detailing continue throughout. This space is flooded with natural light and benefits from further views of the square.

The upper floors are dedicated to accommodation, with three bedrooms arranged over the second and third floors. The principal bedroom spans the width of the house and is accompanied by an en suite bathroom, while the additional rooms are well-sized and filled with natural light. The second bathroom serves these two bedrooms on the top floor.







## 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.















(Including Limited Use Area & Vaults)  
Approximate Gross Internal Area = 219.0 sq m / 2357 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)





We would be delighted  
to tell you more.

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