



Myddelton Street, London **EC1R**

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This meticulously restored period home, set on a picturesque and historic Clerkenwell terrace, offers an exceptional blend of classic charm and contemporary luxury. Completed to the highest standards, this property features brand new, high-specification interiors, presenting a unique opportunity for potential tenants.

The apartment spans approximately 1,558 square feet across two floors, featuring its own private entrance. It comprises three double bedrooms, two bathrooms, a guest WC, and a flexible heated studio room at the rear, ideal for use as a home office or additional living space. Both floors offer direct access to a beautifully designed two-tiered patio garden.

The upper floor impresses with a spacious open-plan living area adorned with solid engineered parquet wood flooring and bespoke cabinetry enhanced by recessed lighting. The high-end kitchen is a chef's dream, featuring a sleek handleless design, Carrara marble worktops, a Gaggenau oven, a five-ring gas hob, and an integrated laundry room equipped with a Bosch washing machine and separate dryer. A luxurious family bathroom on this level includes a bath, a walk-in shower, premium Danish VOLA taps, contemporary sanitaryware, and a striking herringbone feature tiled wall.



Guide price: £7,000 per calendar month

Furniture: Available furnished/unfurnished

Minimum length of tenancy: 12 months

Deposit: £9,692.30

Local authority: London Borough of Islington



On the lower floor, you'll find three generously sized double bedrooms, two with plush carpeting and one with engineered parquet flooring. The principal bedroom benefits from an en suite shower room, while a stylish guest WC features Bluetooth wireless connection mirrors. This floor also provides access to four fully tanked vaults, offering ample space.

The property is enhanced by a newly installed gas central heating system, cast iron radiators, antique-style brass faceplates and switches with USB ports, and individually sourced lighting from renowned suppliers such as Felix Lighting, Soho Home, and Urban Cottage Industries. Thanks to comprehensive thermal and noise insulation, the property features an impressive EPC rating of B.

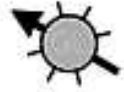




Myddelton Street, EC1R

Approx Gross Internal Area 1257 Sq Ft - 116.77 Sq M
(Excluding Studio & Vaults)

Approx Gross Internal Area 1558 Sq Ft - 144.74 Sq M
(Including Studio & Vaults)



Lower Ground Floor

Ground Floor

Knight Frank

Islington

321-322 Upper Street

London

N1 2XQ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

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All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks' rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT). For other fees that might apply, please ask us or visit www.knightfrank.co.uk/tenantfees. Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical.

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