



BOWLING GREEN LANE, LONDON, EC1R
£1,360,000 LEASEHOLD APPROX. 97 YEARS REMAINING

**RARE OPPORTUNITY DEVELOPMENT WITH PLANNING
PERMISSION IN HEART OF CLERKENWELL.**

Clerkenwell & City | 020 7405 1288 | clerkenwell@winkworth.co.uk

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DESCRIPTION:

Probably the last shell opportunity in Clerkenwell yet to be developed. This approx. 1500sq ft, 3rd floor apartment, is currently laid out as an artist's studio with huge open plan living area but has planning permission to be developed in to a 2 bedroom warehouse apartment with a terrace. CGI's of the intended layout have been provided to us by the owner.



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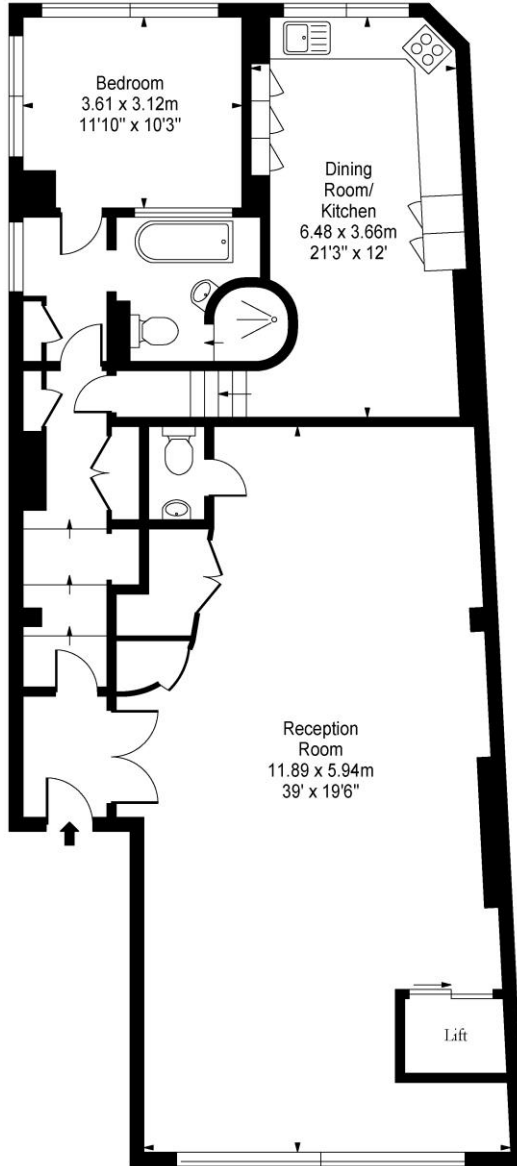
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Bowling Green Lane, EC1



Third Floor

Approx Gross Internal Area 1374 Sq Ft - 127.64 Sq M

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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