



## WILMINGTON SQUARE, CLERKENWELL, LONDON, WC1X

### £1,100,000 SHARE OF FREEHOLD

#### DESCRIPTION:

A beautifully proportioned, Grade II Listed Georgian apartment overlooking Wilmington Square. This beautifully proportioned, Grade II Listed Georgian apartment on the east side of the Square with west facing aspect across the gardens. The laterally converted property is arranged over one floor and over two houses. The property comprises private entrance and hallway, reception room with high ceilings, fireplace and sash windows and shutters overlooking the Square, modern fitted kitchen with integrated appliances and views over the communal gardens, modern fitted bathroom, second double bedroom/study, master bedroom to the front, wide spacious hallway. The approximate internal floor area is approx. 900 sq ft. Wilmington Square is a sought after, prestigious location, off Rosebury Avenue and close to Sadler's Wells and Exmouth Market.

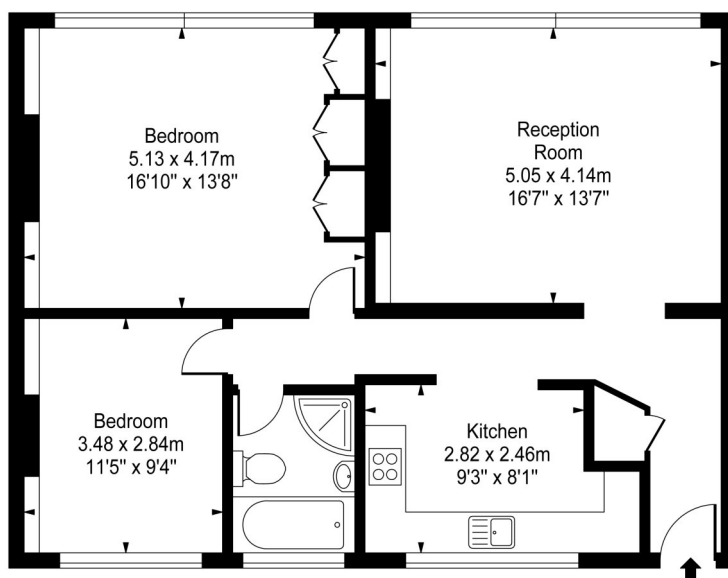
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## Wilmington Square, WC1X



Second Floor

Approx Gross Internal Area 882 Sq Ft - 81.94 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.

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