



BOWLING GREEN LANE, EC1R
£1,450,000 LEASEHOLD

RARE OPPORTUNITY DEVELOPMENT WITH PLANNING PERMISSION IN HEART OF CLERKENWELL.

Clerkenwell | 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. CGI's of the intended layout have been provided to us by the owner.



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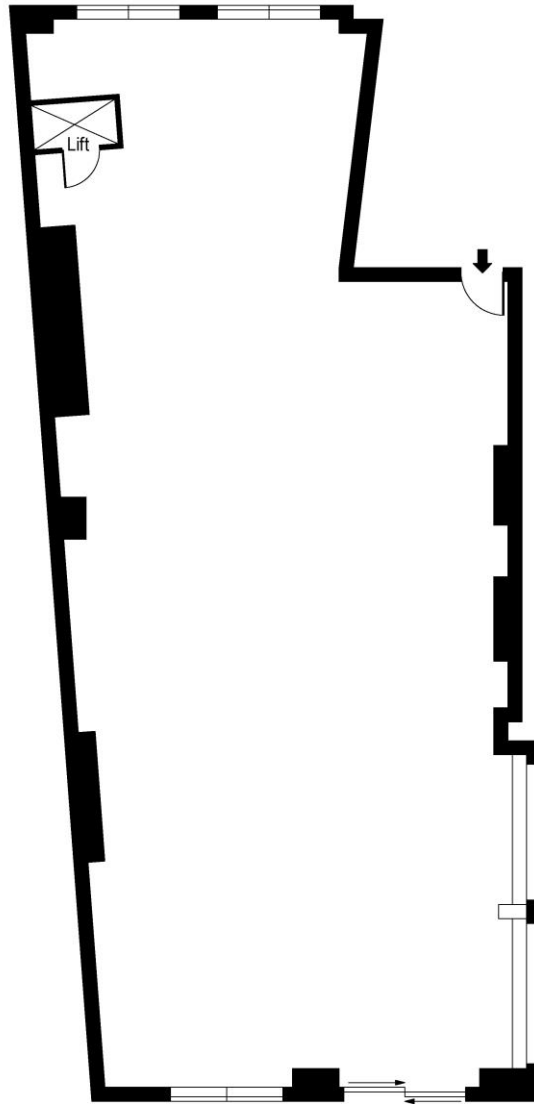


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Bowling Green Lane EC1



Approx Gross Internal Area 1484 Sq Ft - 137.80Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy
However all measurements are approximate.
The floor plan is illustrative purposes only and is not to scale

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	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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