



WARNER STREET, EC1
£1,500,000 SHARE OF FREEHOLD

Winkworth



This spacious two-bedroom loft apartment is set within Clerkenwell's most prestigious Art Deco building.

It boasts a beautiful open-plan kitchen/reception room that opens onto a large private terrace, with scope to create a stunning two- to three-bedroom, two-bathroom apartment with generous living and dining space.

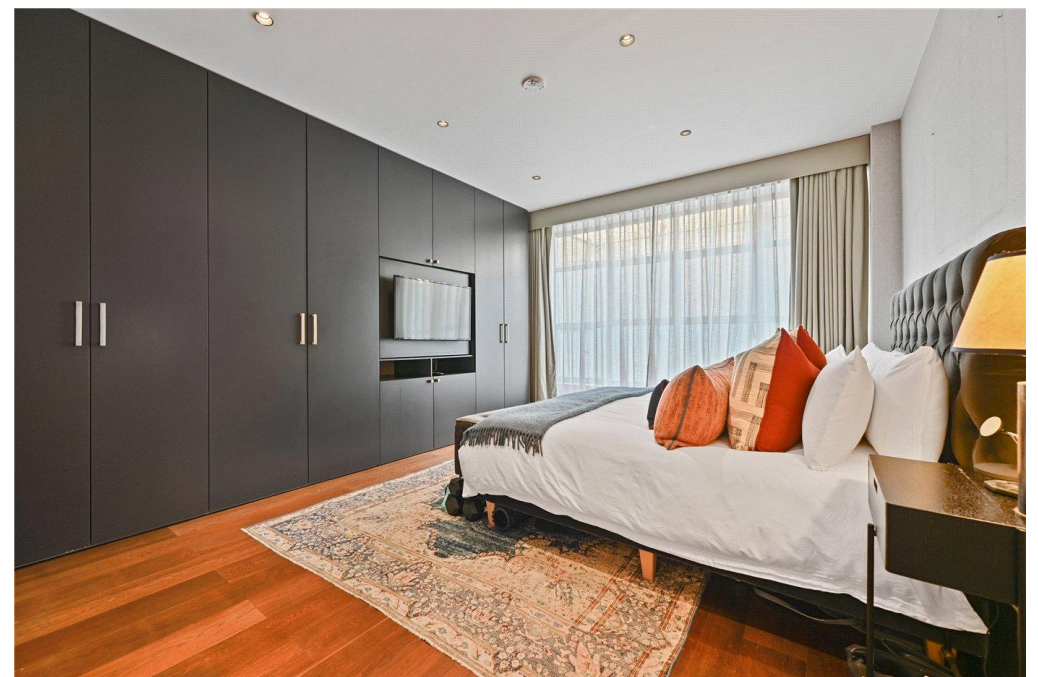
This fantastic apartment, totalling approximately 1,220 square feet, is set within the Warner Building, one of Clerkenwell's most sought-after warehouse conversions. The Warner Building, formerly a printer, lens manufacturer, clothing warehouse and, latterly, the Post Office Stores Department, was constructed in 1937. It was designed by Waite and Waite for Shropshire House Limited and was inspired by the designs of Richard Meier's High Museum in Atlanta.

Upon entering, you are welcomed into an imposing lounge with an east-facing aspect and access to a private balcony. This reception space, with its characterful hardwood floors and concrete ceilings, is ideal for entertaining. For those who love to cook and host dinners, the open-plan kitchen offers ample storage and work surfaces and overlooks the entertaining space.

The highly popular Exmouth Market and Spa Green Gardens are moments away. A fantastic selection of gastropubs, such as The Eagle and The Sekford, are nearby, along with Michelin-starred restaurants, independent cafés and local supermarkets.

The nearest transport links include Farringdon Station, which provides rapid access to the City and West End. Services include the Hammersmith & City, Metropolitan, Circle and Elizabeth lines (for the West End, Paddington and Heathrow Airport), as well as Thameslink services connecting to Brighton, Gatwick Airport, Luton Airport and Bedfordshire. King's Cross St Pancras is also close by, offering access to the Piccadilly, Northern and Victoria lines, as well as Eurostar and national rail services. Regular north/south bus routes include the 63, 38 and 19.



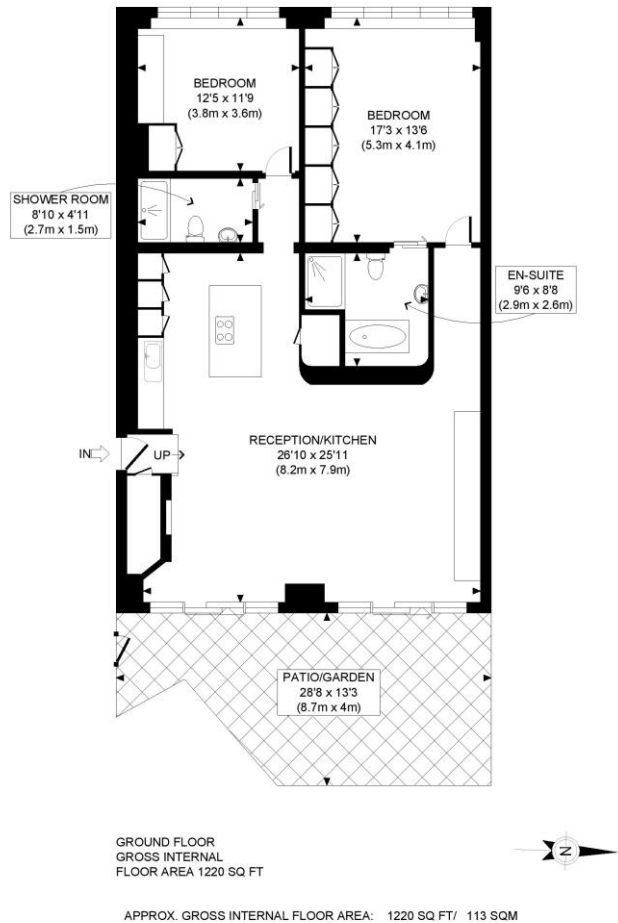


Tenure: Share of Freehold with approx. 95 years remaining on the lease

Service Charge: Approx. £5,137 per annum

Ground Rent: Approx. £300 per annum

Council Tax: Band F, Islington



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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	64 D
39-54	E		
21-38	F		
1-20	G		

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