



NEW RIVER HEAD, ROSEBERY AVENUE, EC1R
£1,250,000 LEASEHOLD 975 YEARS

WINKWORTH ARE DELIGHTED TO OFFER THIS STUNNING, RECENTLY RENOVATED, 1189 SQ FT 2 BEDROOM APARTMENT IN ONE OF CLERKENWELL'S MOST COVETED AND PRESTIGIOUS RESIDENTIAL DEVELOPMENTS

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

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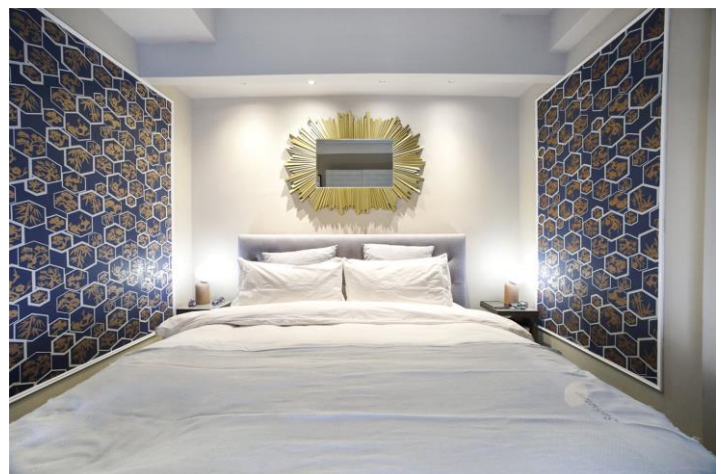
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DESCRIPTION:

Ideally situated equidistant between the City & the West End, there are imposing communal areas, concierge, off street parking, gardens and a gym. The apartment comes with the benefit of 975+ years remaining on the lease. This sumptuous apartment has been subject to a comprehensive refurbishment programme by the current owners with outstanding attention to detail. The sleek, stylish home has double height ceilings, contemporary lighting, masses of storage and newly updated kitchen and bathrooms. The main reception room has impressive parquet flooring leading to large French windows that open on to the patio garden. A large separate kitchen with tiled flooring and plenty of storage, the kitchen is fitted with Shaker style units, quartz work surfaces and a full range of integrated appliances (double oven, induction hob, fridge, freezer, dishwasher, microwave). New River Head was constructed in 1920 as the lavish headquarters of the Metropolitan Water Board. It was Grade II listed by English Heritage in 1950. In 1997 the Manhattan Loft Corporation, in conjunction with Berkeley Homes, converted the building into 129 private apartments. With communal areas more redolent of a grand stately home, including a magnificent ballroom-style entrance foyer, ornate marble staircases and extensive landscaped gardens, there are lifts to each floor, a well equipped on-site gym, 7-day concierge service and use of the Oak Room with its beautiful late Renaissance interior dating back to the 17th century for private dinner parties or formal meetings. The building is additionally cabled for Virgin Media super fast broadband and TV. The restaurants and bars of Exmouth Market are on the doorstep and central Clerkenwell and Islington's Upper Street are just a short distance away. Angel and Farringdon stations are also close by and Chancery Lane and Kings Cross/St Pancras are also within easy reach for further tube, mainline, Crossrail and Eurostar trains. This striking space in a much prized landmark development is the perfect London base and comes complete with 975+ years remaining on the lease. Service Charge- £6,000 P/A | Ground Rent- £50 P/A



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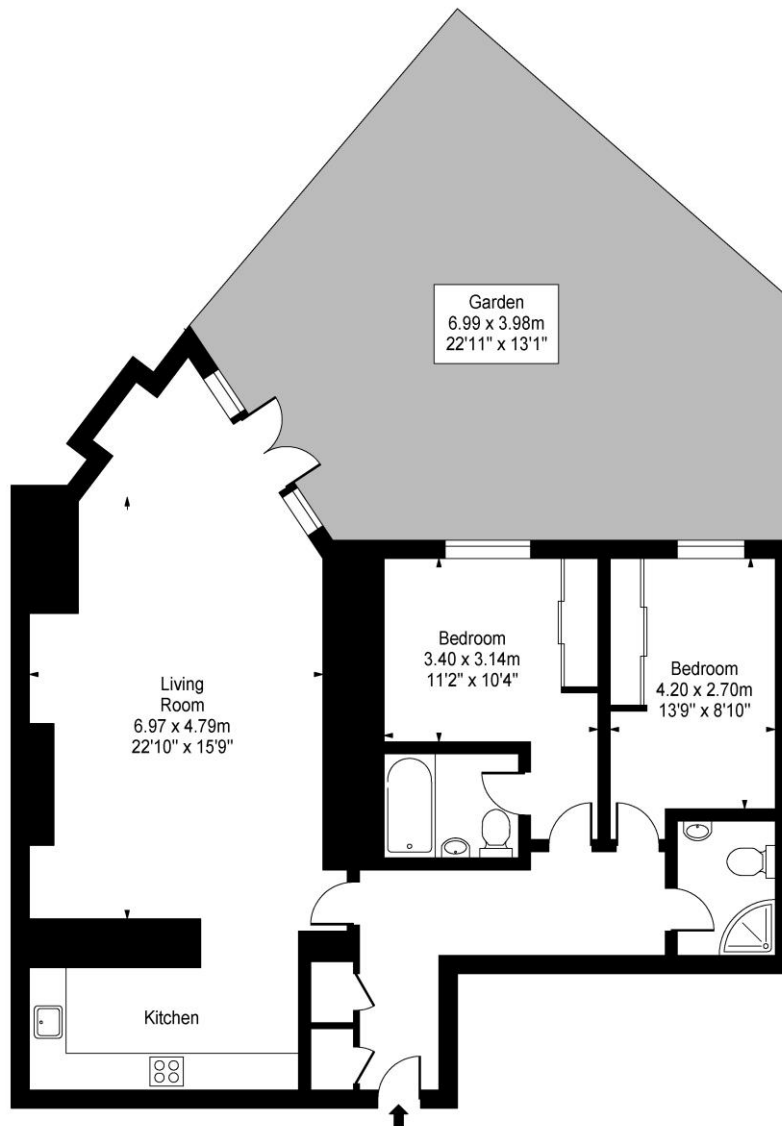


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New River Head



Approx Gross Internal Area

1189 Sq Ft - 110.50 Sq 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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