



**WARNER HOUSE, WARNER STREET, LONDON, EC1R**

**£1,350,000 LEASEHOLD**

**SET WITHIN THE WARNER BUILDING, ONE OF THE MOST SOUGHT-AFTER WAREHOUSE CONVERSIONS IN CLERKENWELL, IS THIS FANTASTIC APARTMENT TOTALS APPROX 1,200 SQUARE FEET.**

96-year lease | Service Charge: £5,137pa | Ground Rent: £00pa

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**DESCRIPTION:** A former printers, manufacturer of lenses, clothing warehouse and latterly The Post office Stores Department, The Warner Building was constructed in 1937, designed by Waite and Waite for Shropshire House Limited and was inspired by the designs of Richard Meier's High Museum in Atlanta. With direct lift access into the flat's entrance hallway this property is sure to impress guests. Through the entrance hall one walks into an imposing lounge with a south-western aspect from the private balcony. This reception space is ideal for entertaining with its characterful hardwood floors and concrete ceilings. For those who love to cook and host dinners, the split-level semi-open plan kitchen with ample storage and work surfaces looks out over the dining area of the lounge. Currently configured as an impressive one-bedroom apartment it offers huge potential to create a second bedroom. The highly popular Exmouth Market & Spa Green Gardens are moments away in addition to the fantastic selection of gastropubs such as 'The Eagle' and 'The Sekford' are nearby in addition to Michelin starred restaurants, independent cafes, and local supermarkets. The nearest transport links include Farringdon Station offering access to the Hammersmith and City, Metropolitan, Circle Line, and Elizabeth Line in addition to overground services to Luton, Gatwick and Heathrow Airports. Kings Cross St. Pancras are not far with access to the Piccadilly, Northern, and Victoria lines in addition to Eurostar and national rail services. Offered chain free.



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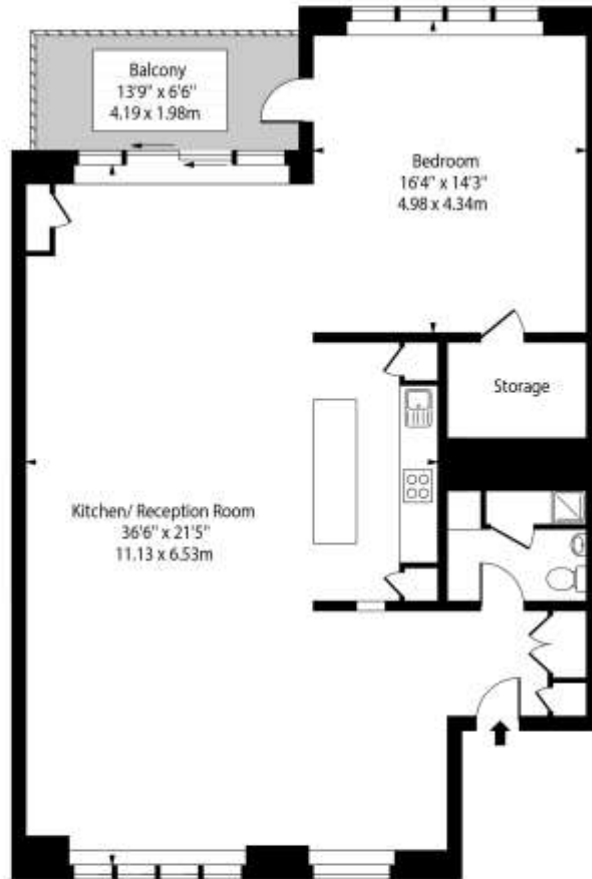




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Warner House,  
Warner Street, EC1R



Approx Gross Internal Area 1086 Sq Ft - 100.89 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by [www.epixandplans.com](http://www.epixandplans.com) Ref: No.0057

This floor plan should be used as a general outline for guidance only. 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.

**Tenure:** Leasehold  
**Term:** Expires - 27/02/2120  
**Service Charge:** £5137 per annum  
**Ground Rent:** £300 Annually (subject to increase)  
**Council Tax Band:** TBC

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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