

# MATTHEW JAMES

Residential Sales • Lettings • Management



Baldwins Gardens, Clerkenwell, EC1N 7AE

**Asking Price £995,000**

A truly impressive contemporary two bedroom, two bathroom, top (fourth) floor apartment with balcony located within one of two newly restored (2018) blocks on the grade II listed Edwardian Bourne Estate. Offering high quality fixtures and fittings throughout with oak flooring, double glazed windows and doors, speaker sound system to living room and principle bedroom, air filtration system and underfloor heating throughout, this naturally bright flat has 877 Sq.Ft. (81 Sq.M.) of internal floor space and benefits from excellent communal areas and lift access. The subject of a R.I.B.A. award for its fine architectural restoration the building lies in the heart of Clerkenwell just off of vibrant Leather Lane. The local area has a superb range of gastro pubs, restaurants and lovely coffee shops as well as being close to the green spaces of Gray's Inn Gardens and Coram Fields with plenty of transport options to take you quickly into the City and West End. Viewings Strictly By Appointment Only.

### Entrance Lobby



A security fob takes you through the main communal door into a lovely entrance lobby with a seating area and private post box.

### Communal Walkways



Lift and stair access to the fourth floor with further floor restricted fob security.

### Fourth (Top) Floor Entrance

Pleasant well maintained communal walkways.

### Entrance Hall

Two fitted storage cupboards one of which houses the electrical consumer unit, controls and 'Greenwood' airvac air filtration system. Plumbed for washer/dryer.

### Living Room



A bright open plan living room with ample space for both lounge and dining areas offering dual aspect floor to ceiling double glazed windows and doors opening to two Juliet balconies and a further balcony with space for a table and chairs. Open plan to kitchen.

### Kitchen



This beautifully crafted kitchen has polished stone worktops with well designed wall and base storage including a wine rack finished in contrasting dark grey and light wood effect units with concealed downlights and perimeter ceramic splash back tiling. Fully integrated Siemens appliances include two ovens, a dishwasher, tall fridge freezer an induction hob and overhead extractor.

### Shower Room / W.C.



A large walk in shower with overhead deluge shower rose and hand held wall mounted shower attachment, inset wash hand basin with swan neck mixer tap and w.c. This stylish modern shower room also benefits from a heated wall along the towel rail, a mirrored medicine cabinet and is finished in ceramic wall and floor tiles.

### Principle Bedroom



Floor to ceiling fitted wardrobes and four windows giving this double bedroom plenty of natural light.

### Ensuite Bathroom / W.C.



This large en-suite has a panel enclosed bath with overhead deluge shower rose and wall mounted

hand held shower attachment, a wall mounted wash hand basin with swan neck mixer tap, a w.c. and large mirrored medicine cabinet. Finished in ceramic wall and floor tiles.

### Bedroom Two



Floor to ceiling fitted wardrobes with dual aspect windows and door opening to a Juliet balcony.

### Balcony



Accessed from the living room is this nicely sized balcony with space for a table and chairs.

### Additional Information



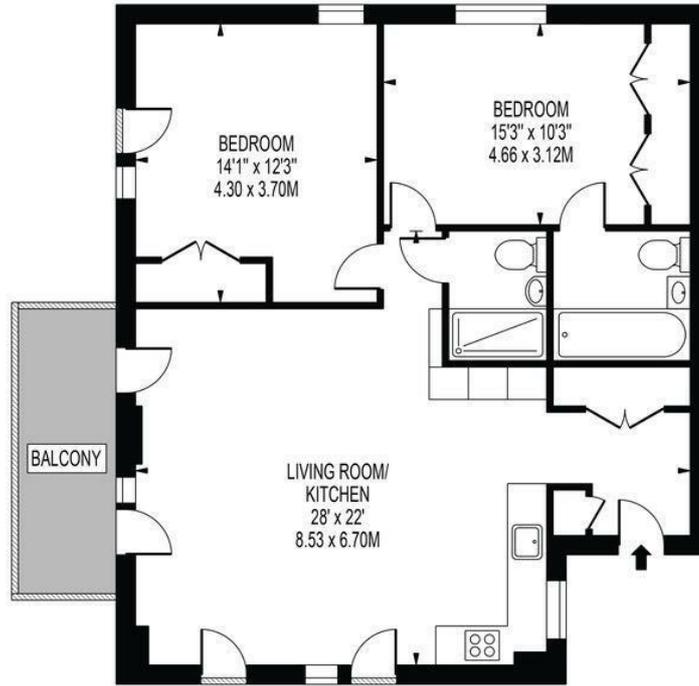
Leasehold - 123 Years Remaining  
Service Charge - £3500 Per Annum

Ground Rent - £450 Per Annum  
Camden Council Tax Band F  
Secure Bicycle Storage

# Floor Plan

## EQUIANO COURT

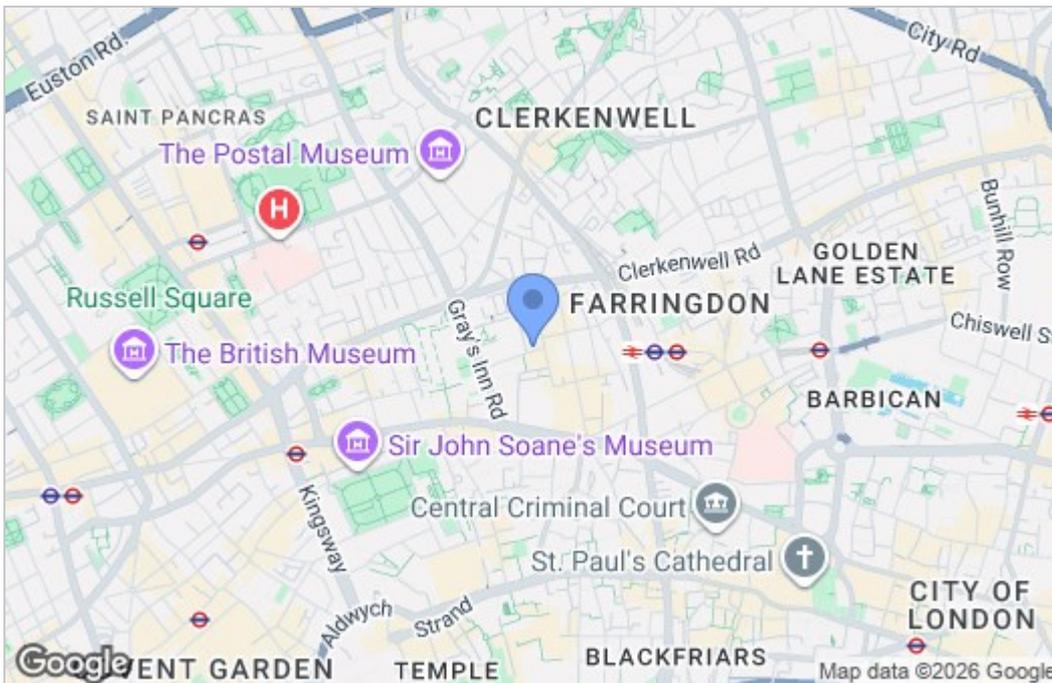
APPROXIMATE GROSS INTERNAL FLOOR AREA: 877 SQ FT - 81.48 SQ M



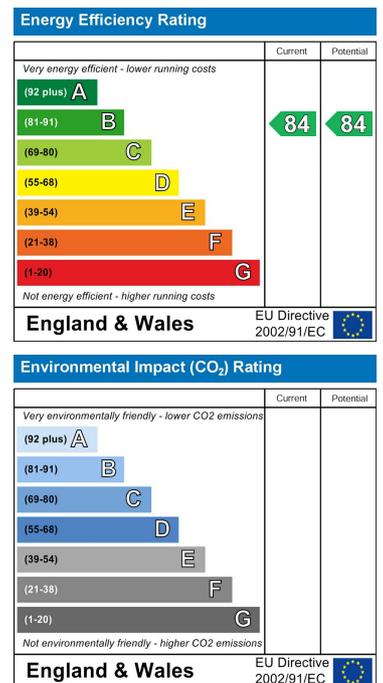
FOURTH FLOOR  
FOR ILLUSTRATION PURPOSES ONLY

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# Area Map



# Energy Efficiency Graph



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