

# Frank Harris & Co.



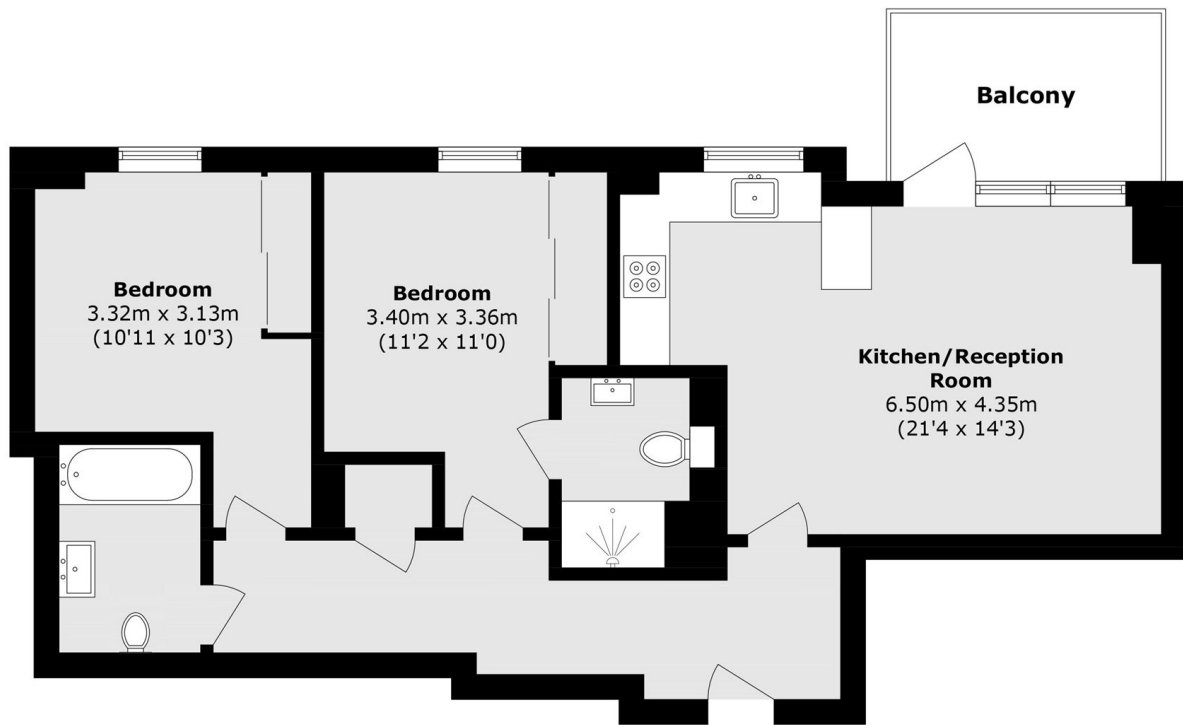
## Dance Square, Clerkenwell, EC1V

£795,000

Overlooking an internal garden area this bright two bedroom flat has a contemporary white kitchen with fully integrated appliances, open plan to the reception room, a good size balcony, two double bedrooms, an en-suite shower room and family bathroom. There is a good size hallway which could accommodate a desk or further storage.

Dance Square is well served by transport links with Old Street (Northern line) and Farringdon stations close by. Farringdon Station is just a short walk away with access to the Elizabeth line, Circle line, Hammersmith and City, Metropolitan and Thameslink.

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Total area (approx.): 71.9 sq. m (773.9 sq. ft)  
Balcony area (approx.): 6.5 sq m (69.9 sq. ft)

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Energy Rating: C. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

