



Modern 2 bedroom 15th Floor 710 sq ft apartment in prestigious Carrara Tower within minutes away from Old Street tube and amenities.

£780,000 2 bedroom apartment for sale

SSTC



STELFORT



A beautifully presented apartment set within the sought-after Carrara Tower, offering contemporary city living in the heart of Clerkenwell. This stylish home features bright and spacious interiors, modern finishes throughout and excellent access to central London. The apartment comprises a generous open-plan living and dining area with floor-to-ceiling windows allowing for an abundance of natural light, a fully fitted modern kitchen with integrated appliances, well-proportioned 2 double bedrooms with fitted storage and a sleek contemporary bathroom finished to a high standard. Residents of Carrara Tower benefit from secure entry with 24/7 concierge, lift access, gym, spa, swimming pool and a prime Zone 1 location close to a wide range of cafés, restaurants, shop and transport connections.

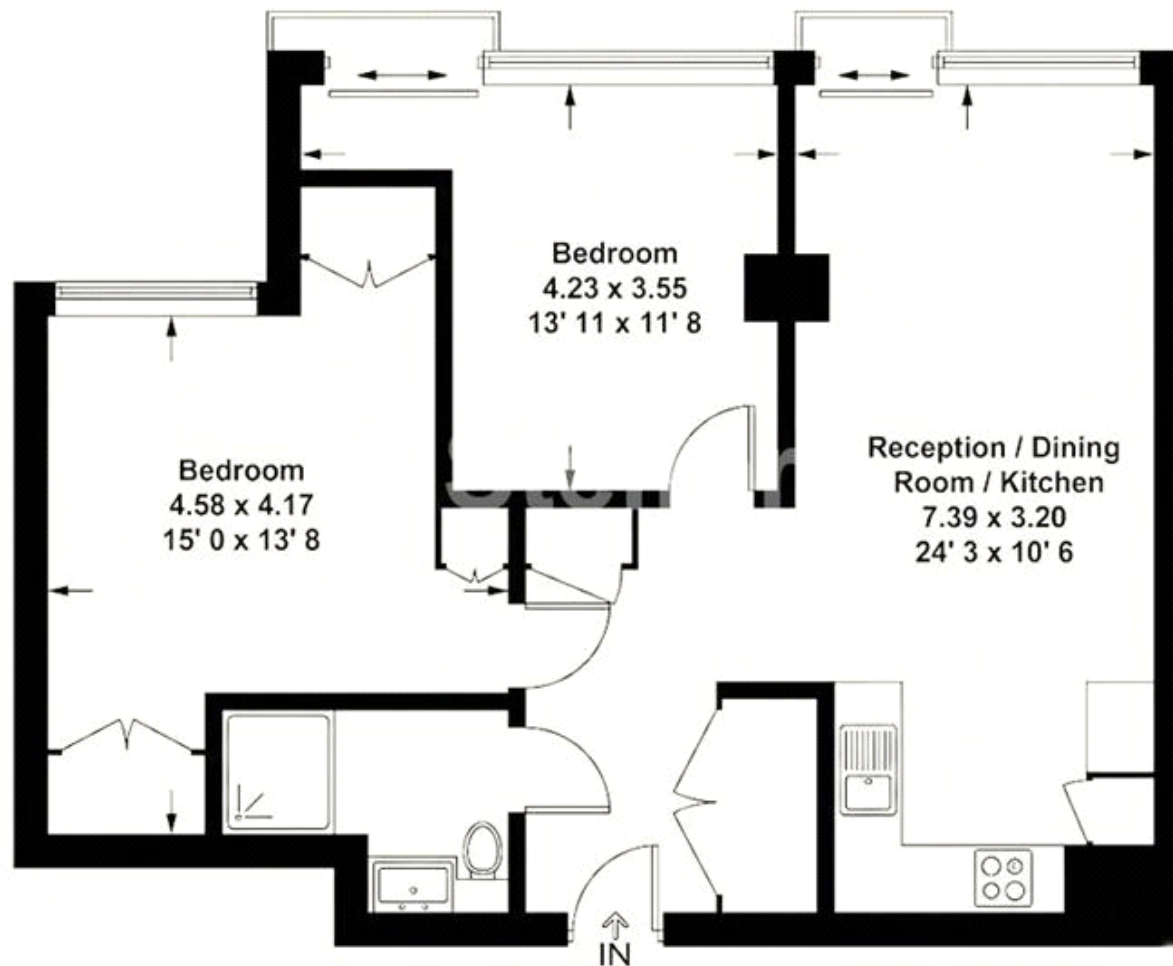
Lease 994 years

Service Charge £6,700 per annum

Ground Rent £500 per annum

- 24 Hrs Concierge, gym, spa and a swimming pool
- Washer dryer, dishwasher and further integrated appliances
- Under floor heating and floor to ceiling windows
- Moments to tube and amenities





Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	83 83
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.	

Viewing by appointment only

Stelfort Ltd

117 Junction Road, London N19 5PX

Tel: 02072633555 Email: info@stelfort.co.uk Website: www.stelfort.co.uk

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.