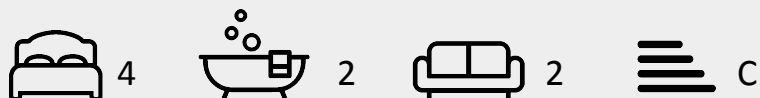




Flat, 37 Amwell Street, London, EC1R 1UR

Guide price £1,895,000



Nestled in the charming Amwell Village, this impressive Georgian terrace house, built in 1835, presents a remarkable opportunity for discerning buyers. Spanning an expansive 1,748 square feet, the property boasts a generous layout featuring a large open plan kitchen, living room, four spacious double bedrooms, and two well-appointed bathrooms.

The maisonette occupies both the upper and lower floors, providing ample living space, while the ground floor houses a self-contained retail shop, offering potential for additional income or a unique business venture. The property also includes a private west-facing garden, perfect for enjoying the afternoon sun, and a private studio, which could serve as a home office or creative space.

Amwell Street is ideally located, with easy access to the vibrant amenities of Clerkenwell and Upper Street. The renowned Exmouth Market, known

- Mixed Use Freehold 5% Stamp Duty
- Private Studio
- West Facing Garden
- Retail Shop
- Four Double Bedrooms
- Two Bathrooms

