

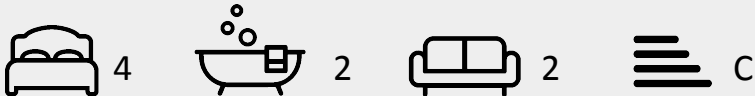


NATHAN K  
REAL ESTATE  
#NO1PROPERTYFINDER



## 59 Amwell Street, Clerkenwell, EC1R 1UR

Guide price £2,650,000



Situated in the heart of Amwell Village, is this charming Georgian mixed use mid-terrace house. Spread across 3000 Sq-Ft, the upper floors consist of three double bedrooms, bathroom, a large living room with stunning views of St Marks Church that leads onto a beautifully reclaimed kitchen. The unofficial roof terrace offers a delightful spot to unwind and enjoy the views, while the west-facing garden is perfect for soaking up the afternoon sun. One of the standout features of this property is the 1526 Sq-Ft shop, gallery and workshop located on the ground and lower ground floor, presenting a fantastic opportunity for those with a creative flair or entrepreneurial spirit. Subject to planning the commercial part of the property can be converted to residential living space.

Amwell Street is perfectly positioned to enjoy the vibrant amenities of Clerkenwell and Upper Street, with the renowned Exmouth Market just a stone's throw away. Here, you will find an eclectic mix of bars, restaurants, and coffee shops, perfect for socialising or enjoying a leisurely afternoon.

- 3000 SQFT
- Stunning Views
- Freehold
- West Facing Garden
- Shop & Gallery
- Property will benefit from 5% Stamp Duty
- <https://planning.agileapplications.co.uk/islington/application-details/304853>



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