

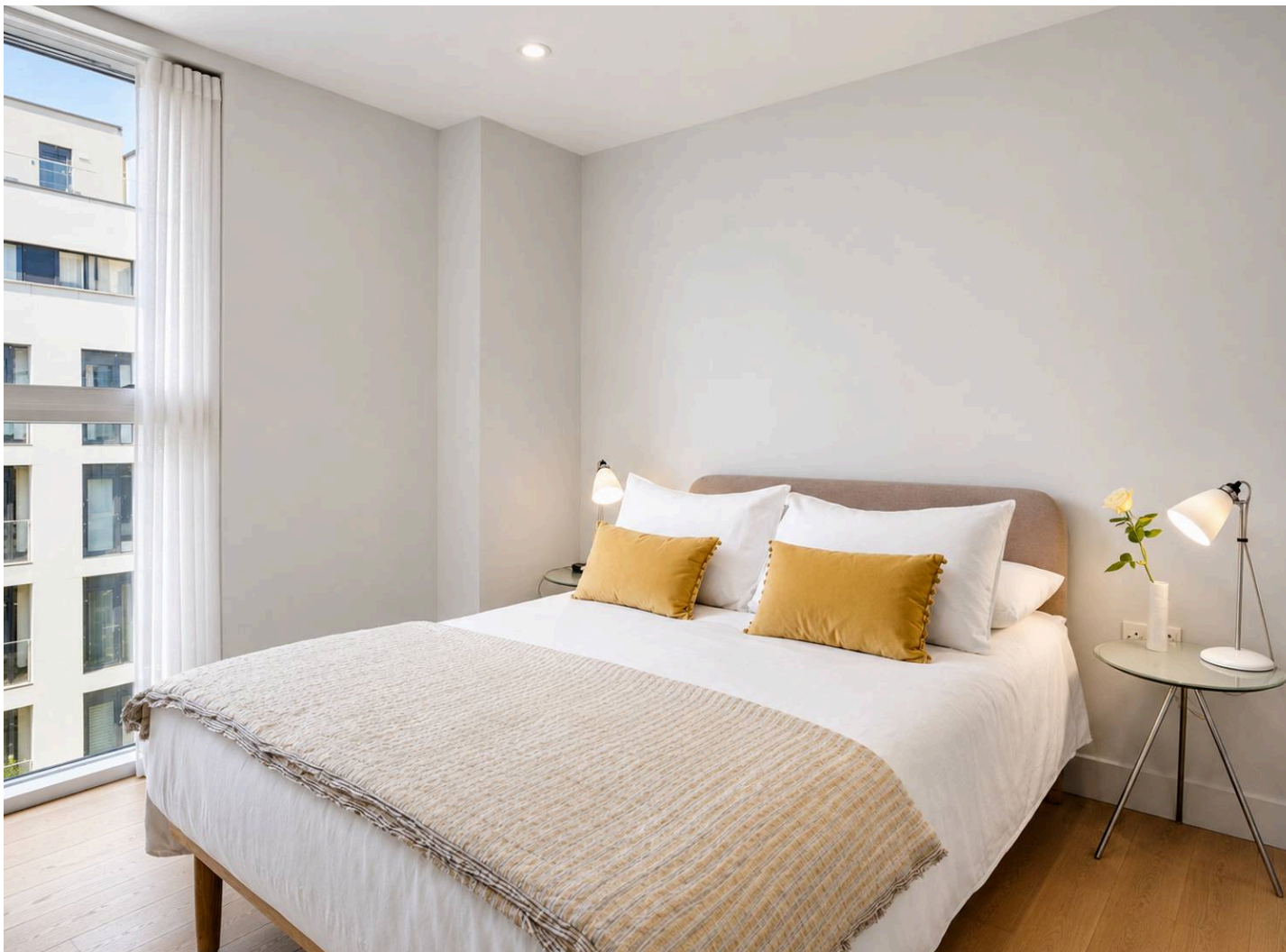
## Nathan K Real Estate

65 Amwell Street, London - EC1R 1UR

02034111143 • [ec1@nathankrealestate.com](mailto:ec1@nathankrealestate.com) • [nathankrealestate.com](http://nathankrealestate.com)



**NATHAN K**  
REAL ESTATE  
#NOTPROPERTYFINDER



## 247 Dance Square

London

Set on the fourth of one of Clerkenwell's most sought-after gated developments, this stunning two bedroom apartment combines contemporary design, exceptional natural light from its floor to ceiling windows all moments from the City.

The apartment centres around an impressive living room with floor to ceiling glazing, creating a wonderfully bright and airy entertaining space. A sleek open-plan kitchen is perfectly integrated into the living area, while the private balcony provide ideal spaces to unwind.

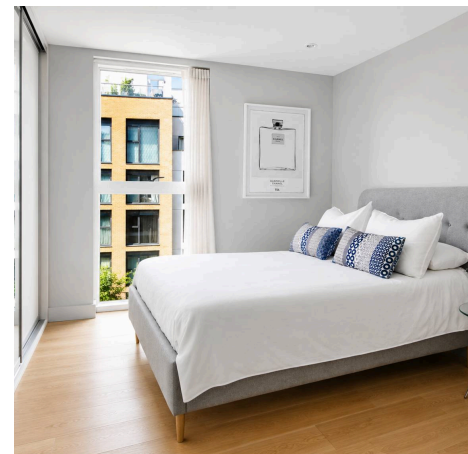
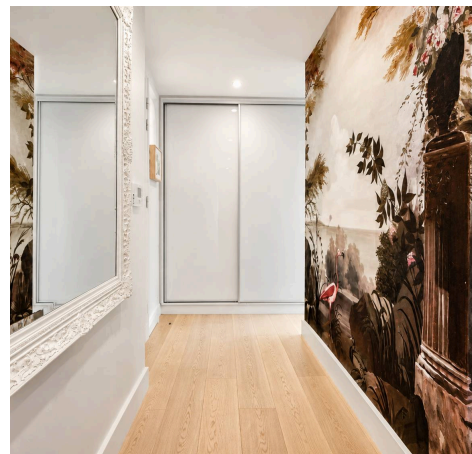
Both bedrooms are well-proportioned doubles, complemented by built in wardrobes, stylish modern bathroom suites and excellent storage, with the apartment presented in immaculate condition throughout.

Residents of Dance Square enjoy the comfort and security of a 24-hour concierge, lift access, secure gated entry and beautifully landscaped communal gardens, offering a rare sense of calm in the heart of vibrant Clerkenwell.

Council Tax band: D

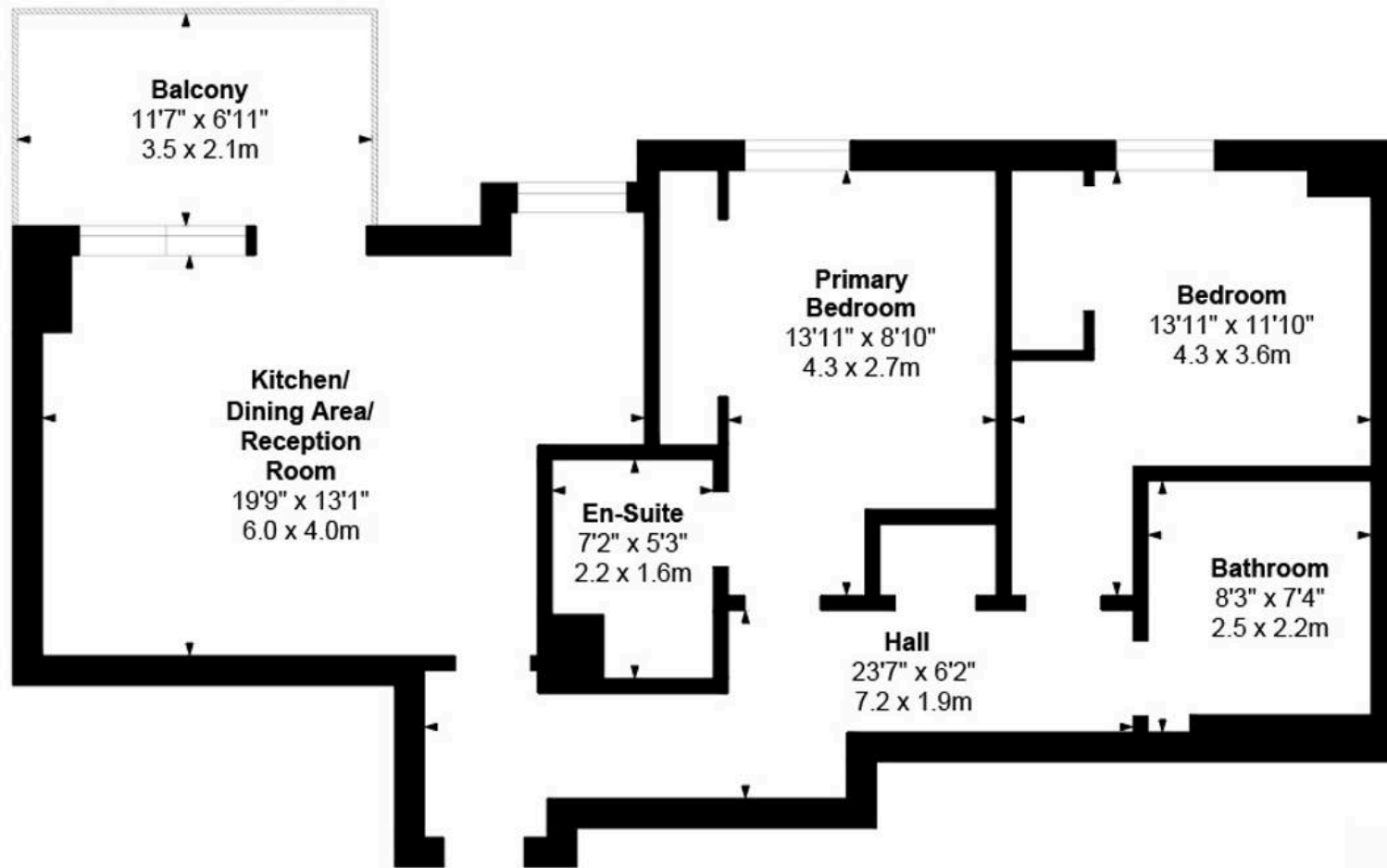
Tenure: Leasehold

- Large South-West Facing Balcony
- Two Double Bedrooms
- Two Bathrooms
- Concierge
- Lift Access
- Solid Wood Flooring With
- Gated Development



# Pear Tree Street, EC1V

Approx. Gross Internal Area 757 Sq Ft - 70.38 Sq M



## Ground Floor

Floor Area 757 Sq Ft - 70.38 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan; however, all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.





## Nathan K Real Estate

65 Amwell Street, London - EC1R 1UR

02034111143 • [ec1@nathankrealestate.com](mailto:ec1@nathankrealestate.com) • [nathankrealestate.com](http://nathankrealestate.com)

