



Percy Circus WC1X

STRUTT & PARKER
BNP PARIBAS GROUP

Percy Circus WC1X

Built between 1842 to 1956 Percy Circus is a beautiful Grade II listed Victorian crescent with railed central garden lined with mature trees. An area well known for its beautiful architecture. Clerkenwell is in striking distance to London's financial and legal centres. The building retains much of its period splendour having survived The Blitz, including: large sash windows, wrought iron railings, Flemish bond brickwork, wide slab paving, central fireplaces and working shutters etc.

An open plan kitchen, dining and living room have been sympathetically modernised affording a fully fitted kitchen with integrated appliances. The ceiling heights in this principal room afford the property a light and open feel, ideal for entertaining. Two large sash windows at either end of this double expanse room enjoy pleasant views. A solid hardwood floor and central mantled fireplace add to the overall character and charm. The kitchen is south facing, flooded with natural light. A short staircase leads to two spacious lower ground floor double bedrooms and well-designed bath/shower room.

The principal bedroom enjoys double doors leading out onto a private terrace garden. The room has utility cupboard and fitted double wardrobes. The second double bedroom adjacent to the bathroom has period sash window and fitted wardrobe. To the rear of the property is a south facing private garden, with a brick paved terrace bordered by mature shrubs.

There is scope for further enlargement, subject to receipt of planning permission for a two-storey extension, second bathroom and utility porch. The apartment is in striking distance of three local parks, Angel Tube (0.41miles) and Kings Cross St Pancras International (0.45miles). This station has linked to National Rail, Eurostar, The City of London and The West End. The popular Exmouth Market (0.25miles) and Coal Drops Yard (0.69miles) have independent restaurants, bars, cafes and shops.



There are a number of good schools in the area including:

The Gower School Independent Nursery & Primary (0.19miles)
The Pears Family School, Ofsted: Outstanding (0.19miles)
Elizabeth Garrett Anderson School Ofsted: Outstanding (0.26miles)
Winton Primary School Ofsted: Good (0.28miles)
Hugh Myddelton Primary School Ofsted: Outstanding (0.35miles)
Capital City College Group Tech College (0.26miles)

Transportation links include:

Angel Tube (0.41miles) Northern Line
Kings Cross & St Pancras International Stations (0.55miles) - National Rail / Eurostar/ Victoria / Piccadilly / Queen Elizabeth / Thames Link/ Northern / Hammersmith & City / Circle and Metropolitan Lines.
Russell Square (0.62miles) Piccadilly Lines
Farringdon (0.73miles) National Rail / Circle / Hammersmith & City / Metropolitan / Elizabeth Line.

Terms

Tenure: Share of Freehold

Buildings Insurance: £900pa 2023/24

Council Tax: Band D

EPC Ratng: D

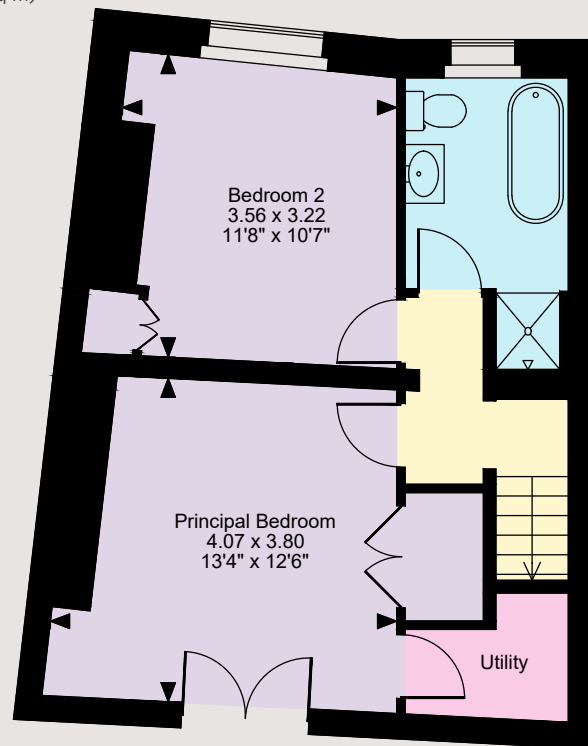
Services: Mains gas, water, electricity, and drainage – gas fired central heating.

Fixtures & Fittings: To be agreed by separate negotiation.

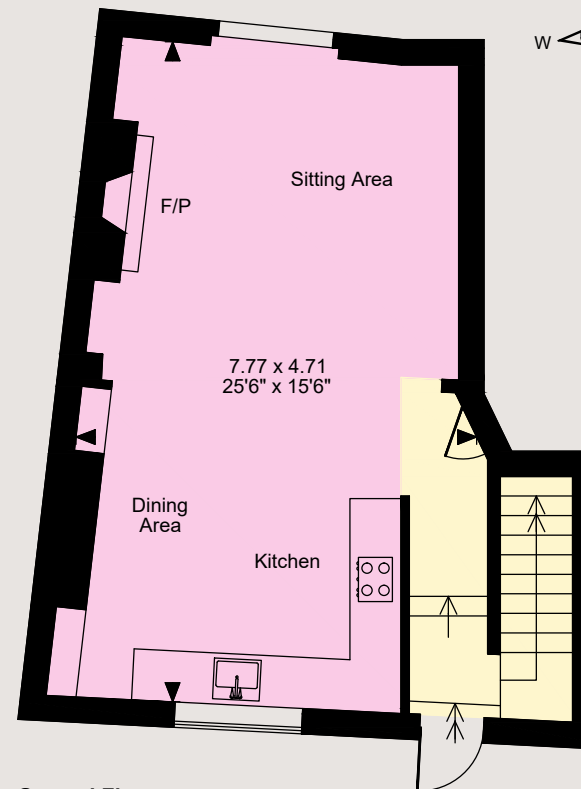
Parking: On street parking permits available by separate costs through Islington Borough Council.



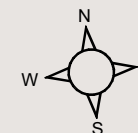
Floorplans
House internal area 0,000 sq ft (000 sq m)
For identification purposes only.



Lower Ground Floor



Ground Floor



The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8582039/DGO

Islington

5 Aldermanbury Square, London EC2V 7BP

07721 572732

islington@struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2024. Particulars prepared March 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.