

PARAMOUNT BUILDING, ST. JOHN STREET, LONDON, EC1V  
£2,000,000 LEASEHOLD

THIS LARGE TWO BEDROOM APARTMENT IS SITUATED ON THE THIRD FLOOR OF THIS SMALL LIFT SERVICED WAREHOUSE CONVERSION AND OFFERS IN EXCESS OF 1600SQ FT.

Clerkenwell | 020 7405 1288 | clerkenwell@winkworth.co.uk

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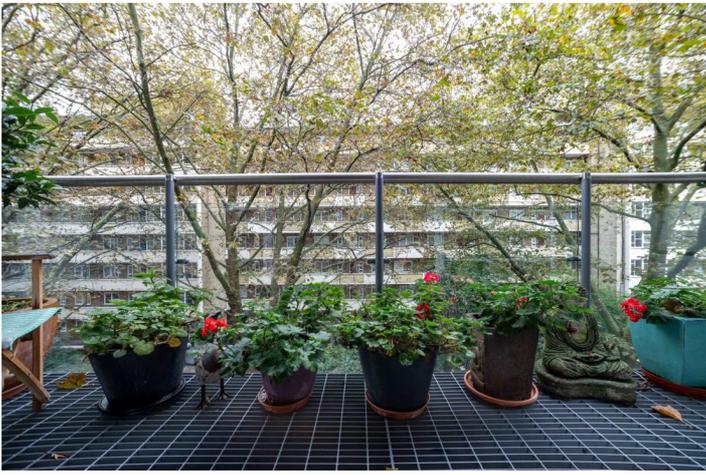


**DESCRIPTION:** The Paramount is located on St John Street, in Clerkenwell, which is one of London's most sought after and fashionable locations with easy access to both The City and West End. This really is one of the most astounding loft apartments that Clerkenwell has to offer. The apartment has the benefit of a large living space with east facing floor to ceiling windows that open on to two private balconies. The apartment further benefits from two bathrooms and a large entrance hall. The famous Exmouth Market, with its cafes, bars and restaurants, is also only a short walk away. Transport facilities and local amenities are plentiful with underground/rail services at Angel, Kings Cross and Farringdon, with many bus routes to the City and the West End.



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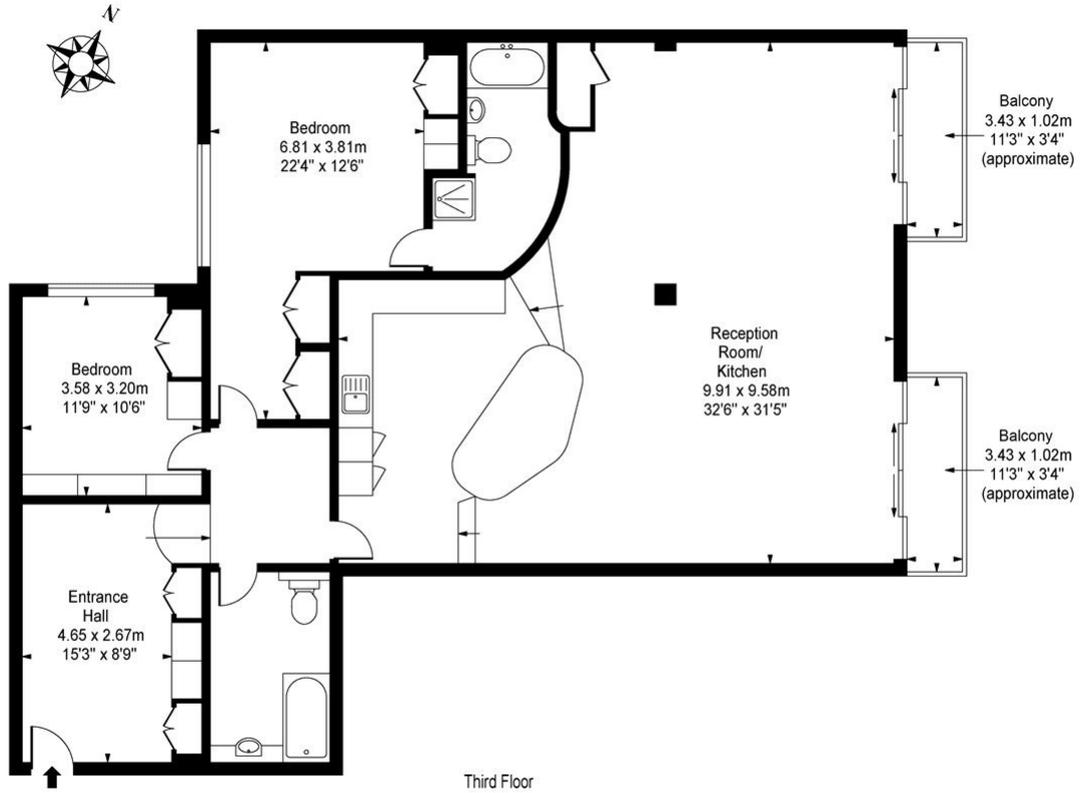
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# Paramount Building, EC1



Third Floor

Approx Gross Internal Area 1613 Sq Ft - 149.85 Sq M

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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