



# New River Head, Islington

Guide Price £675,000 Leasehold

Magnificent: 2 beds and on site parking

## Description

A spacious and well presented two bedroom apartment in one of the most sought after buildings in Clerkenwell.

The New River head development on Rosebery Avenue is an Edwardian Building formerly used as the London Metropolitan Water Board Headquarters. (Now formerly Thames Water HQ)

The apartment comprises of an entrance hallway, a large reception room with dining area, a separate modern kitchen, a family bathroom, a double bedroom & separate single bedroom. (Currently configured as a study)

The apartment further benefits from concierge at the entrance of the building, access to a communal gym, ballroom entrance hall and the Communal Oak Room (for entertaining your guests) which are all available to residents, as are the extensive grounds.

Properties do not come to market very often at New Rivr Head.

Tenure: Leasehold

Parking options: Off Street, Undercroft

Garden details: Communal Garden

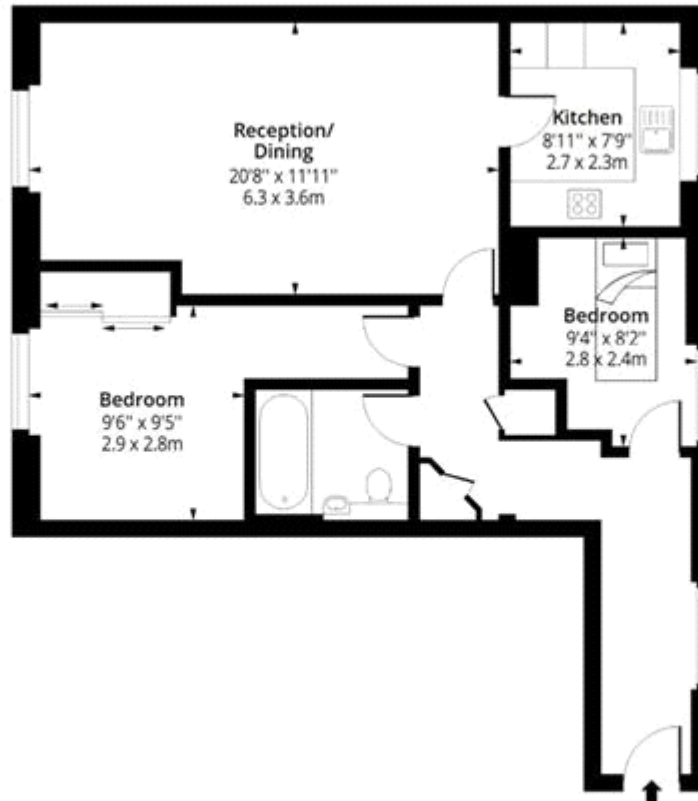
## Tenure





# New River Head, EC1R

Approx. Gross Internal Area 682 Sq Ft - 63.36 Sq M



## Third Floor

Floor Area 682 Sq Ft - 63.36 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 shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 30/6/2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

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