



NATHAN K
REAL ESTATE
#NO1PROPERTYFINDER



61 Amwell Street, London, EC1R 1UR

Guide price £3,000,000



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An impressive Georgian terrace house, built in 1830, presents a remarkable opportunity for discerning buyers. Spanning an expansive 2,677 square feet, the property boasts a versatile layout that currently comprises a beautifully appointed three double bedroom, three bathroom maisonette on the upper floors, private west facing garden, a retail shop and separate office / bedroom, utility area and shower room on the ground floor and a spacious one bedroom apartment on the lower ground floor.

This unique configuration allows for a variety of living arrangements, making it ideal for families. Furthermore, the property holds the potential for conversion into a single dwelling, subject to planning permission, offering the chance to create a bespoke home tailored to your needs.

Amwell Street is perfectly positioned to enjoy the vibrant amenities of Clerkenwell and Upper Street, with the renowned Exmouth Market just a

- Freehold
- West Facing Garden
- Prime Location
- Five Bedrooms / 5 Bathrooms
- Stunning Views of Myddelton Square
- 2677 Sq Ft
- Chain Free
- 5% Stamp Duty Due to Mix Use Freehold



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