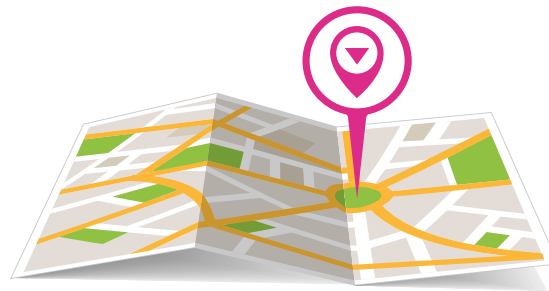




PROPERTY AREA GUIDES

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A GUIDE TO **CLERKENWELL**





A GUIDE TO CLERKENWELL

Clerkenwell is a popular area north of London situated in London Borough of Islington and is renowned for its great restaurants and bars, loft-style apartments and a good buzz around the area. The area is popular with professionals with its close proximity to the City of London and accessible transport links providing access to the West End.

During the industrial revolution Clerkenwell became famous for its factories and slums, but over the last 30 years the area has seen an extensive programme of regeneration and restoration and is now famous for its gastro pubs, boutique hotels and top restaurants.

It's easy to overlook this area due to its location between the more widely known locations of Bloomsbury. Three main roads form the boundary around Clerkenwell - Grays Inn Road and Clerkenwell Road interconnect to the south and west and Pentonville Road runs to the north, linking the area with its near neighbours of Islington and Finsbury.



Clerkenwell has in recent years become home to a number of gastro pubs, with quite a few to choose from, including the Eagle, which is a favourite in the area.

There are also a number of bistros and in the Exmouth Market area like Medcalf, Santori and Moro,

famous for its Spanish and Moroccan cuisine. Cafe Kick is a European style bar serving mezze and tapas and is often busy during the week.

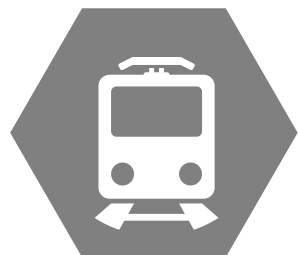
In Smithfield are two restaurants popular amongst city workers with its club-like atmosphere: the long-standing Smiths of Smith-

field in Charterhouse Street which has recently had a facelift, and the newer arrival Bird of Smithfield, in Smithfield Street.

There are several green spaces in Clerkenwell. The Spa Gardens, a large public park area, is a popular spot with office workers during lunch hours.



RESTAURANTS & LEISURE



TRANSPORT

Farringdon Tube station in Zone 1 on the Circle, Hammersmith & City and Metropolitan lines is the closest to Clerkenwell, and with the arrival of Crossrail imminent, Farringdon is about to become a major transport hub. Angel, King's Cross, Chancery Lane and Barbican stations are all also nearby.

Farringdon is also a mainline railway station with direct links to destinations including Brighton, Luton and Bedfordshire.

Clerkenwell's central location means it has many bus routes running through it, including the 17 to London Bridge, 38 to Victoria and 55 to Oxford Circus.



Hammersmith & City line

Metropolitan line



Railway station



**Angel
King's Cross
Chancery Lane
Barbican**



SCHOOLS

“OUTSTANDING” PRIMARY SCHOOL

St Alban's CofE in Baldwin's Gardens
Hugh Myddelton in Myddelton Street
Christopher Hatton in Laystall Street

“OUTSTANDING” COMPREHENSIVE

Central Foundation Boys' School (ages 11 to 18)
 in Cowper Street

Elizabeth Garrett Anderson (girls, ages 11 to 16)
 in Donegal Street in Islington

PRIVATE

Dallington (co-ed, ages three to 11) in Dallington Street

Charterhouse Square (co-ed, ages three to 11)
 in Charterhouse Square



ABOUT US

Living Space Estate Agents is one of North London's leading residential sales, lettings & property management agents. Combined with over 18 years experience in the industry and local area has provided us with the valuable knowledge and enviable reputation as a professional, dedicated and proactive organisation, which looks after its clients interests at all times.

We constantly review the services we provide our clients, to ensure we are at the cutting edge of the industry. We tailor our services to each individual clients needs, where we are able to provide the services they require in helping them to achieve their goals, "a swift letting or sale without all the usual complications and stresses".

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