

5 The Sweeps Building

Leather Lane | London EC1



| *tavistockbow*

Developed by Derwent London and designed by RIBA Stirling Prize winning architectural practice Allford Hall Monaghan Morris, The Sweeps Building is so named due to it's original purpose as a bullion refinery that specialised in extracting precious metals from the floor sweepings of nearby jewellery manufacturers in Hatton Garden.





14 loft style apartments form part of a wider mixed use city fringe urban quarter known as The Johnson Building, set behind a handsome Art Deco facade originally dating from 1927 and designed by leading exponents of the Deco style Wallis, Gilbert & Partners - famous for landmarks including The Hoover Building, Victoria Coach Station, the EMI factory in Hayes and the former Birmingham offices of the General Electric Company.



Elements of the building's original industrial scale are present, including large full height Crittal style windows and generous ceiling heights with visible cast-concrete cross-members, creating an apartment with abundant natural light, a sense of space & volume and genuine character.





Situated on the second floor (with lift), the apartment's bright main living space is dual aspect, with views over bustling Leather Lane, high ceilings and an open plan contemporary kitchen.











Leather Lane is a foodie favourite, being one of London's largest street food markets, offering a dizzying array of international cuisine and home to some of the capital's finest falafel.



Nearby Hatton Garden well known as the centre of London's jewellery & gem trades.











A dual aspect principal bedroom with en-suite shower room is situated to the rear, with views over the quiet courtyard that forms part of the development.



A second double bedroom features a private balcony, with the third bedroom and family bathroom making up the rest of the lateral accommodation.

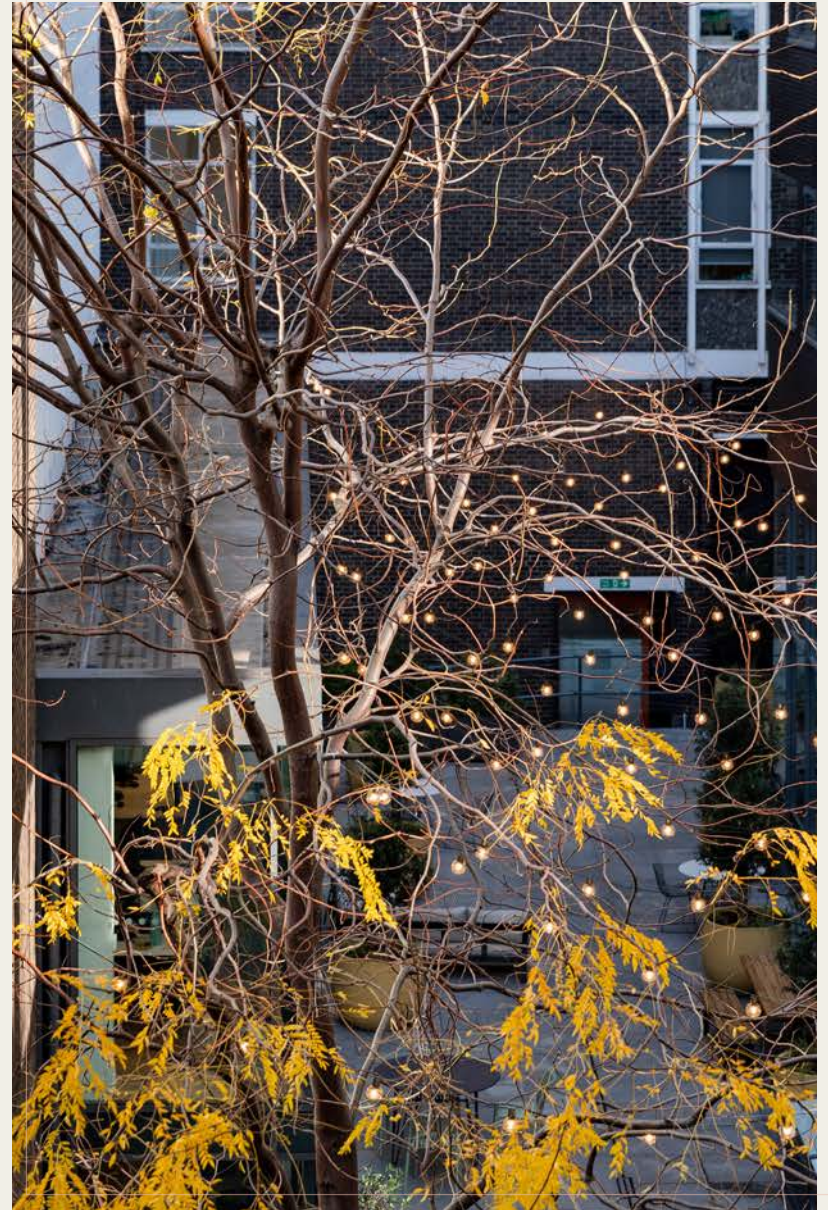


An en-suite shower room is located off the principal bedroom, with a separate family bathroom serving the two additional bedrooms. Both are finished in a natural style with high quality contemporary finishes.





The stylish city fringe neighbourhoods of Clerkenwell & Farringdon are only a few minutes walk to the east offering numerous restaurants, bars & clubs plus a wonderful architectural mix of original warehouses, fine examples of Victorian gothic as well as the vast Victorian landmark that is Smithfields market.





Transport connections abound, with the recently opened Elizabeth Line at Farringdon creating a convenient high speed hub, however the City of London, Lincoln's Inn and the West End are within easy walking distance to the East, South & West respectively, underlining this location's unique credentials as a true gateway linking London's financial, legal & entertainment districts.





floorplan

Sweeps Building, ECI

Approximate Gross Internal Area 81 sq m / 872 sq ft

Excluding External Terrace of 3 sq m / 32 sq ft

Third Floor

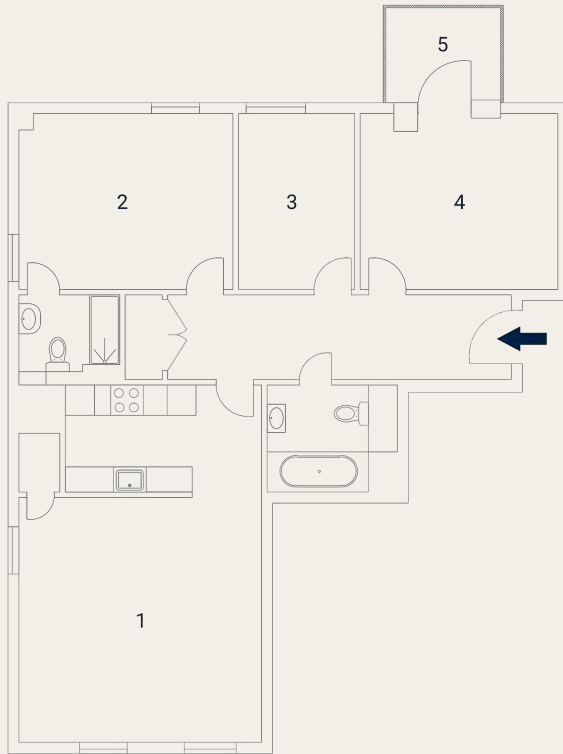
1 Kitchen / Reception / Dining Room
4.24 x 8.46M
13'9" x 28'4"

4 Bedroom
3.48 x 3.30M
11'4" x 10'8"

2 Bedroom
3.68 x 3.30M
12'0" x 10'8"

5 Terrace
2.09 x 1.73M
6'8" x 5'8"

3 Bedroom
2.10 x 3.30M
6'8" x 10'8"



epc

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floorplan produced for Tavistock Bow. Illustration for identification purposes only and not to scale. All measurements are approximate and not to be relied upon.



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about us

Tavistock Bow is an independent residential agency & consultancy based in London's vibrant West End.

We are niche, boutique, creative, knowledgeable, professional and approachable.

We love what we do and that's why we do it.



21 New Row, Covent Garden WC2N 4LE
020 7477 2177
hello@tavistockbow.com
tavistockbow.com