



**ORCHARD BUILDING, PEAR TREE STREET, EC1V  
OFFERS IN EXCESS OF £800,000 LEASEHOLD**

**A LUXURIOUS TWO DOUBLE BEDROOM, TWO  
BATHROOM APARTMENT SITUATED IN THE  
PRESTIGIOUS DEVELOPMENT; THE ORCHARD.**

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**DESCRIPTION:**

The apartment is finished to an impeccable standard and benefits from a high specification finish throughout. The apartment comprises of a well-proportioned open plan reception room with access to a private balcony, two double bedrooms with the master bedroom benefitting from a sleek en-suite, a beautiful family bathroom and good storage. The property also benefits from a 24 hour concierge service and sheltered bike storage.



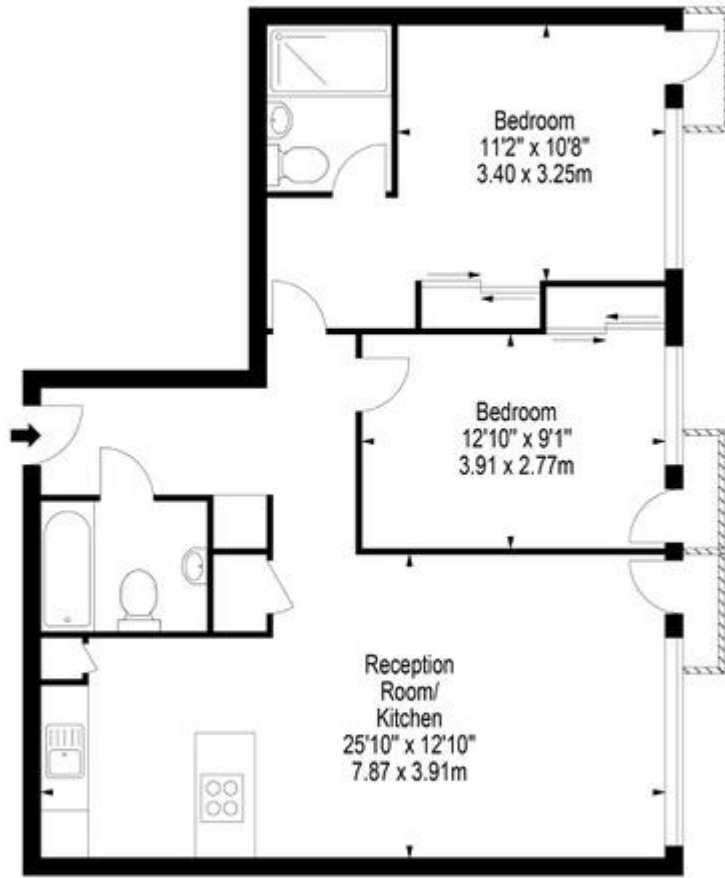
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The Orchard,  
25 Pear Tree Street, EC1V



Second Floor

Approx Gross Internal Area 774 Sq Ft - 71.90 Sq M  
 Floor Plan Supplied For Identification Purposes Only And May Not Be Accurate  
 Floor Plan by [www.elegantmediasolution.com](http://www.elegantmediasolution.com)

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	78
(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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