



## 27 WERNA HOUSE 31 MONUMENT STREET LONDON, EC3R 8BT

£3,250

**\*AVAILABLE IN AUGUST/SEPTEMBER\*** Spacious two double bedroom two bathroom apartment set in this portered development in The City. This bright apartment has a triple aspect living room, two double bedrooms, two bathrooms (one en-suite) and a fully fitted kitchen. Available furnished

Located next to the famous Monument Tower in the City, approximately 2 minutes' walk from District, Circle and DLR lines. 10 minutes' walk from Northern, Central, Jubilee and Overground lines. Numerous local bus routes serve the area from directly outside. Local bars, restaurants and shops are all within close proximity of the building.

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## Werna House, EC3R

Approximate Gross Internal Area  
730 sq ft / 67.79 sq m

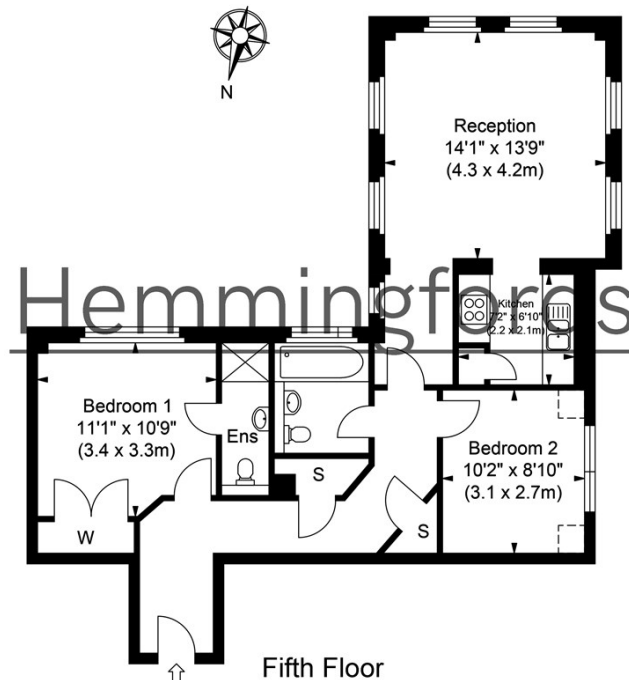


Illustration for identification purposes only  
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  | 81                      | 83        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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