



## 11 COBALT BUILDING BRIDGEWATER SQUARE LONDON, EC2Y 8AH

£3,350

**\*AVAILABLE IN SEPTEMBER\*** A charming two double bedroom, two bathroom, first floor apartment situated in Bridgewater Square, right in the heart of the City.

The bright reception is generously proportioned with the bonus of a Juliet balcony with an attractive and open aspect.

The master bedroom features a generous en-suite bathroom, Juliet balcony and fitted wardrobes. The second bedroom, further bathroom, plus a separate kitchen complete the property.

The development benefits from a long lease, day concierge, underground bicycle storage and parking facilities - spaces are regularly available to rent.

**Hemmingfords**

# Cobalt Building, EC2Y

Approximate Gross Internal Area  
675 sq ft / 62.68 sq m



## Second Floor

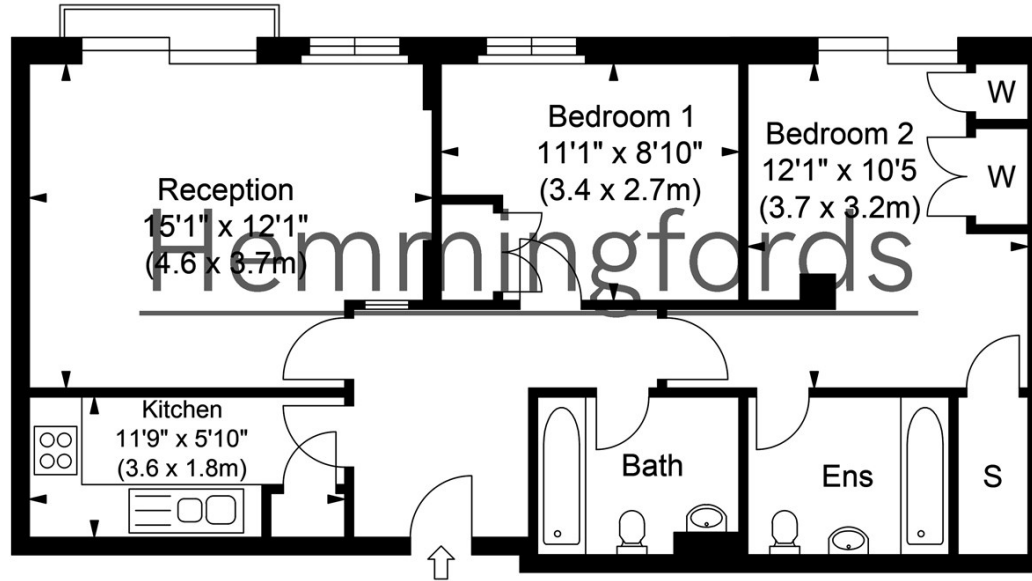


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

Hemmingfords Lettings & Sales  
Second Floor  
34 Upper Street  
London  
N1 0PN

020 3890 7470  
info@hemmingfords.co.uk  
www.hemmingfords.co.uk

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