



38 LUDGATE HILL

£550,000
LEASEHOLD

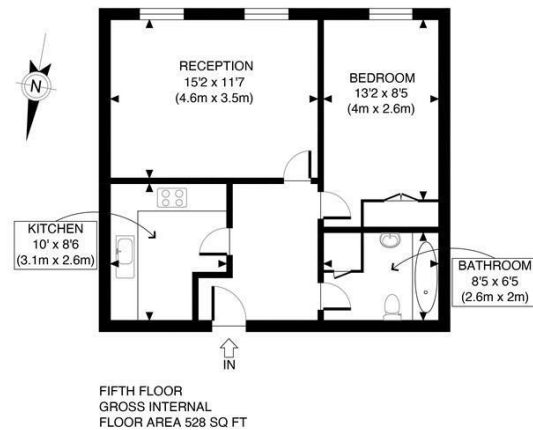
This apartment is moments from St. Paul's Cathedral, located in the sought-after St Paul's Cathedral Conservation area. This central location is perfect for walking to work in the City or enjoying the vibrant local nightlife.

The apartment boasts a spacious living area and separate fitted kitchen, double bedroom and well-proportioned bathroom.

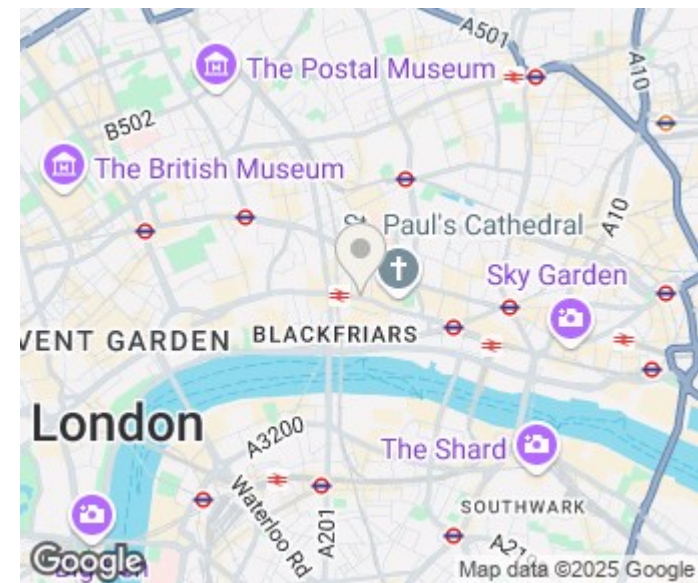
Ideally located, the apartment provides easy access to the financial and legal districts and various institutions. It's close to the One New Change shopping center and surrounded by a wide selection of restaurants and bars. The nearby West End offers theaters and other entertainment options. The Millennium Bridge connects to the South Bank, home to the Tate Modern and Globe Theatre. This superb location is a cultural and entertainment hub.

Excellent transport links include Blackfriars (District and Circle Lines), St Paul's (Central Line), Mansion House (District and Circle Lines), and the Elizabeth Line at Liverpool Street and Farringdon stations, offering quick access to Heathrow and Canary Wharf.

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APPROX. GROSS INTERNAL FLOOR AREA 528 SQ FT / 49 SQM	Ludgate Hill
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 29/07/24
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	63
(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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