



# Ludgate Square

London, EC4M

Asking Price £625,000

A beautiful two-bedroom, two bathroom apartment on the third floor of a small residential development moments from St. Pauls.

This stunning two-bedroom apartment, just moments from the iconic St. Paul's Cathedral, offers an exceptional living experience in the heart of the City of London. Perfectly suited for a busy professional, this third-floor residence combines style, comfort, and convenience in an unbeatable location. The apartment boasts a spacious master bedroom with a sleek en-suite, a well-proportioned second bedroom, and an additional modern bathroom.



# Ludgate Square

## London, EC4M

- Two Bedroom
- Two Bathroom
- 3rd Floor
- Lift
- Close to Transport Links
- Central Location
- Long Lease
- EWS1 Approved





The bright and airy living space is enhanced by striking warehouse-style windows, flooding the room with natural light and offering a stylish, contemporary feel. A fully fitted kitchen completes the home, providing everything needed for effortless city living.

Situated in a well-maintained building with lift access, this property places you at the centre of one of London's most prestigious and historic districts. With St. Paul's Cathedral, the Millennium Bridge, and the vibrant South Bank just a short walk away, you'll have world-class dining, shopping, and cultural attractions at your doorstep.

Excellent transport links, including St. Paul's, Bank, and Mansion House stations, ensure effortless connectivity across the capital. Whether you're looking for a sophisticated city home or a prime investment opportunity, this apartment offers the perfect balance of luxury and convenience in one of London's most sought-after locations.

**Tenure:** Leasehold 100 years 7 months

**Service Charge:** £6529 p.a

**Ground Rent:** £250 p.a

**Local Authority:** City of London

**Council Tax Band:** F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) <b>A</b>		
(81-93) <b>B</b>		
(69-80) <b>C</b>	72	73
(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		
England, Scotland & Wales EU Directive 2002/91/EC		

### *Chestertons Tower Bridge Sales*

220 Tower Bridge Road

Tower Bridge

London

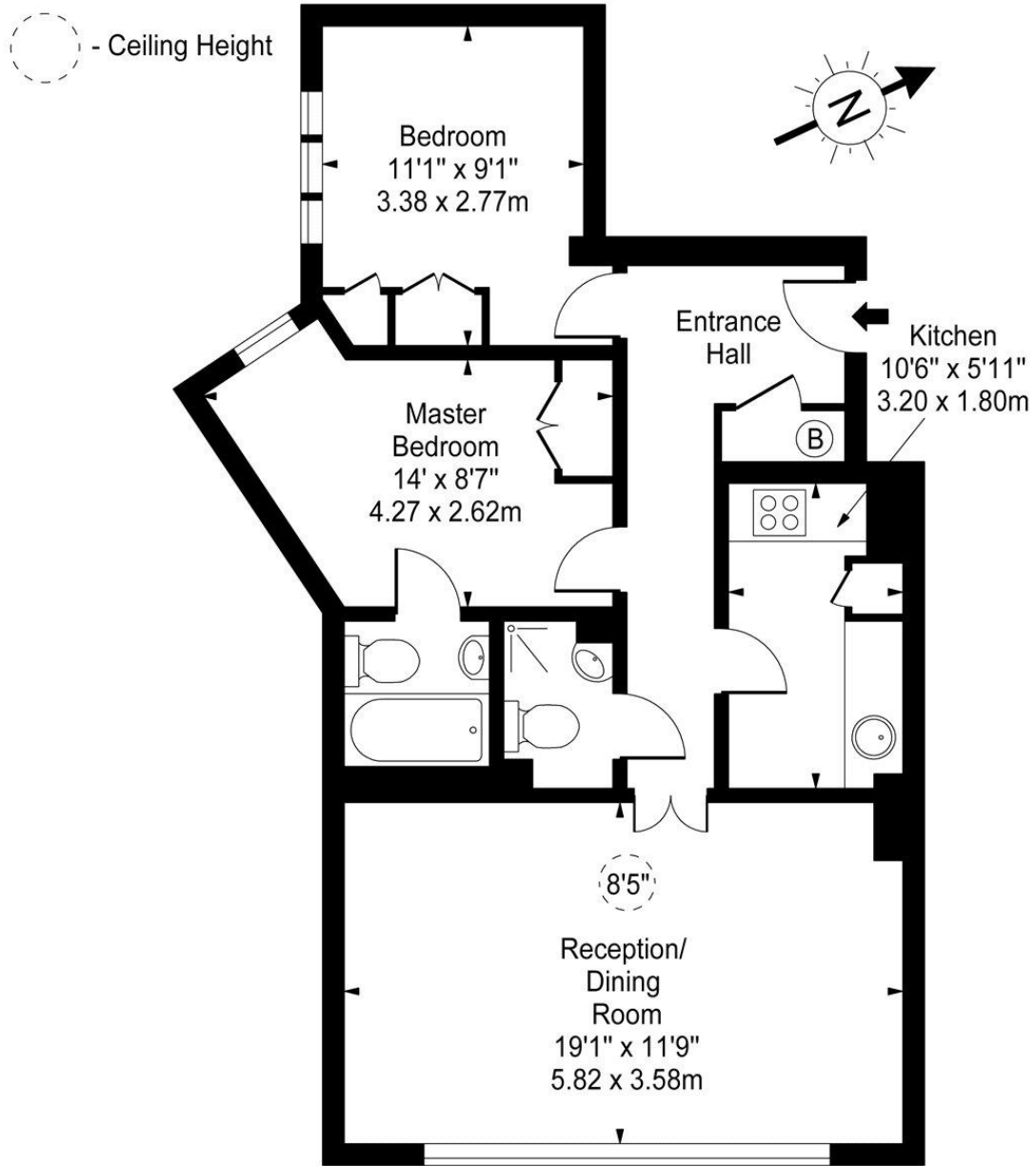
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# Ludgate Square, EC4M



Approx Gross Internal Area **664 Sq Ft - 61.69 Sq M**

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Ref. No. 015512E

