

Frank Harris & Co.



London House, Aldersgate Street, EC1A

£775,000

A two-bedroom, two-bathroom flat on the 8th floor, with a secure parking space, use of a communal roof terrace and Share of Freehold. Situated at the rear of the building away from the road, this two bedroom flat is presented in immaculate condition with wooden flooring in the hall, bedrooms and reception room.



The west-facing, spacious sitting room has full-height doors opening onto a private balcony at the rear of the block, away from the main road.

The flat benefits from a separate kitchen with a built-in full-size fridge and freezer, dishwasher, washing machine, oven and electric hob.

Off the main corridor are two double-bedrooms. The primary bedroom benefits from built-in wardrobes, with the vendor also updating the en-suite bathroom to include a walk-in shower for a more modern feel.

The building itself includes a number of amenities to improve the quality of life for its inhabitants, such as a communal roof terrace, daytime concierge and two lifts. The lobby area was renovated recently to provide a more welcoming entrance for inhabitants and guests alike.

London House is within a short walk of Barbican Station and St Paul's Station, which has a 24 hour service at the weekends. One New Change shopping centre is also nearby, with a good selection of shops, a fabulous roof terrace overlooking St Paul's Cathedral, and restaurants.

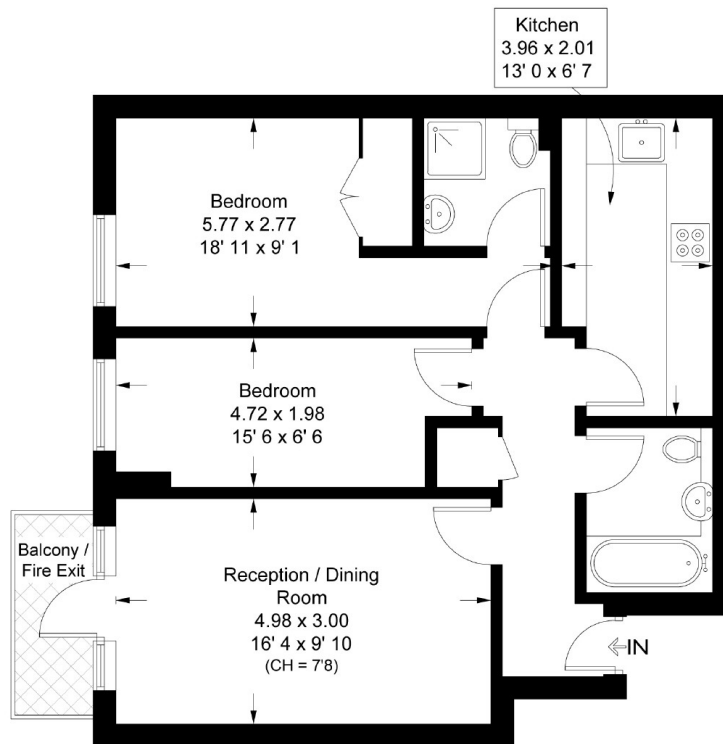
- Eighth Floor • West-Facing Balcony • Share Of Freehold •
- Good Transport Links • Daytime Concierge • Communal Roof Terrace •



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Approximate Gross Internal Area = 652 sq ft / 60.6 sq m



Eighth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in
accordance with the current edition of the RICS Code of Measuring Practice

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