



4 CRANE COURT, LONDON, EC4A 2EJ

Asking Price £395,000

1 Bedroom | 1 Bathrooms | For Sale

Property Features

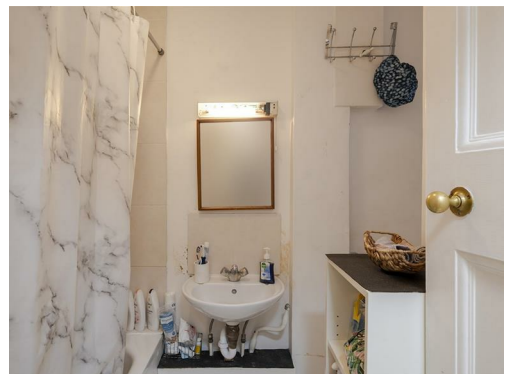
- Studio Flat
- Security Entry
- approx 334 sq feet
- Share Of Freehold
- EPC Rating: C
- 3Rd Floor
- Kitchenette
- Bathroom
- Close To Fleet Street
- Service Charge: Approx. £3250 per annum (includes heating and hot water)

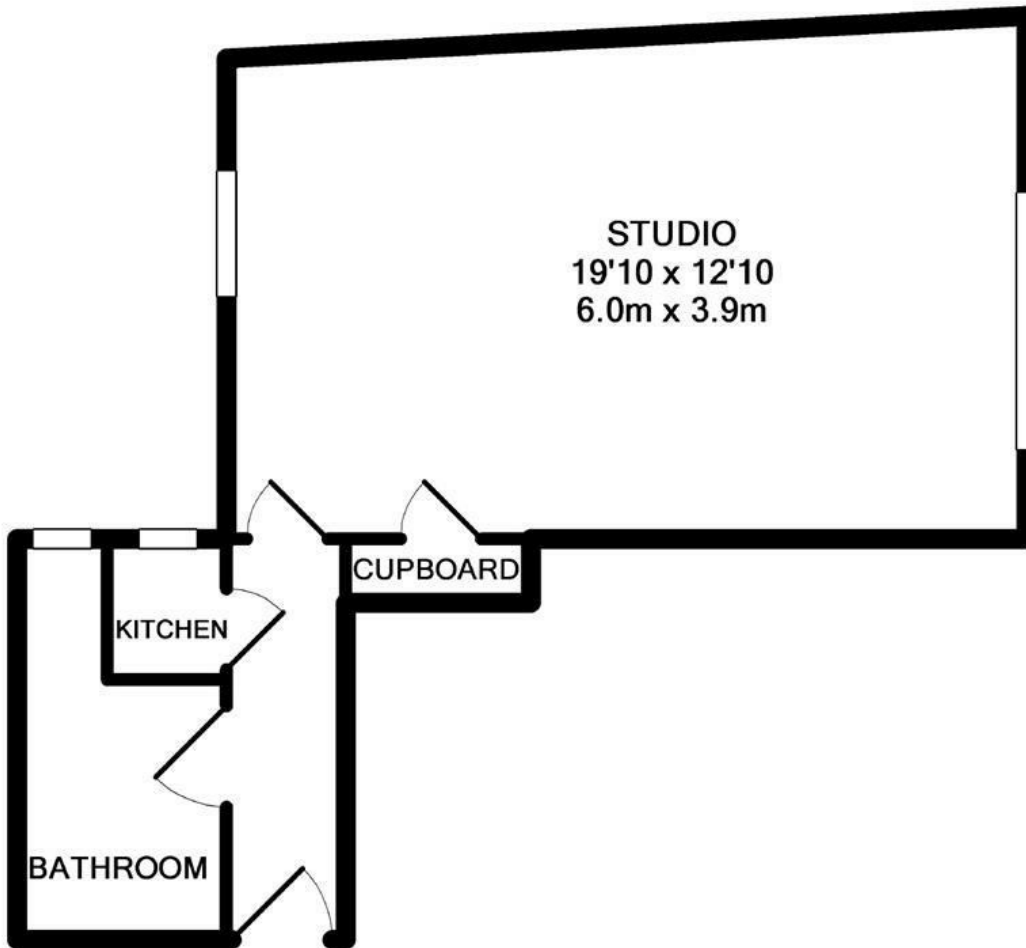
This spacious STUDIO apartment is situated in a fantastic location of FLEET STREET down a quite little ally called Crane Court, the area has lots to offer with plenty of pubs, bars and restaurants only minutes walk away. The property offer kitchen, bathroom and good size studio room. The flat measures approx. 334 sq feet.

CRANE COURT is close to St Pauls in a very central CITY location also close to BLACKFRIARS (Circle Line), St PAUL'S (Central Line) Mansion House and the new ELIZABETH LINE Station Farringdon (Now Open). Within walking distance are Waitrose, Marks & Spencer and Tesco. Also within easy reach are St. Pauls' Cathedral, The River, South Bank, Tate Modern, and the One New Change Shopping Complex with sixty shops, restaurants and bars.

Lease 999 years (share of Freehold) Service Charge: Approx. £3250 per annum (includes heating and hot water)

Council Tax Band C: £1,082.57 (25% discount for single occupancy)



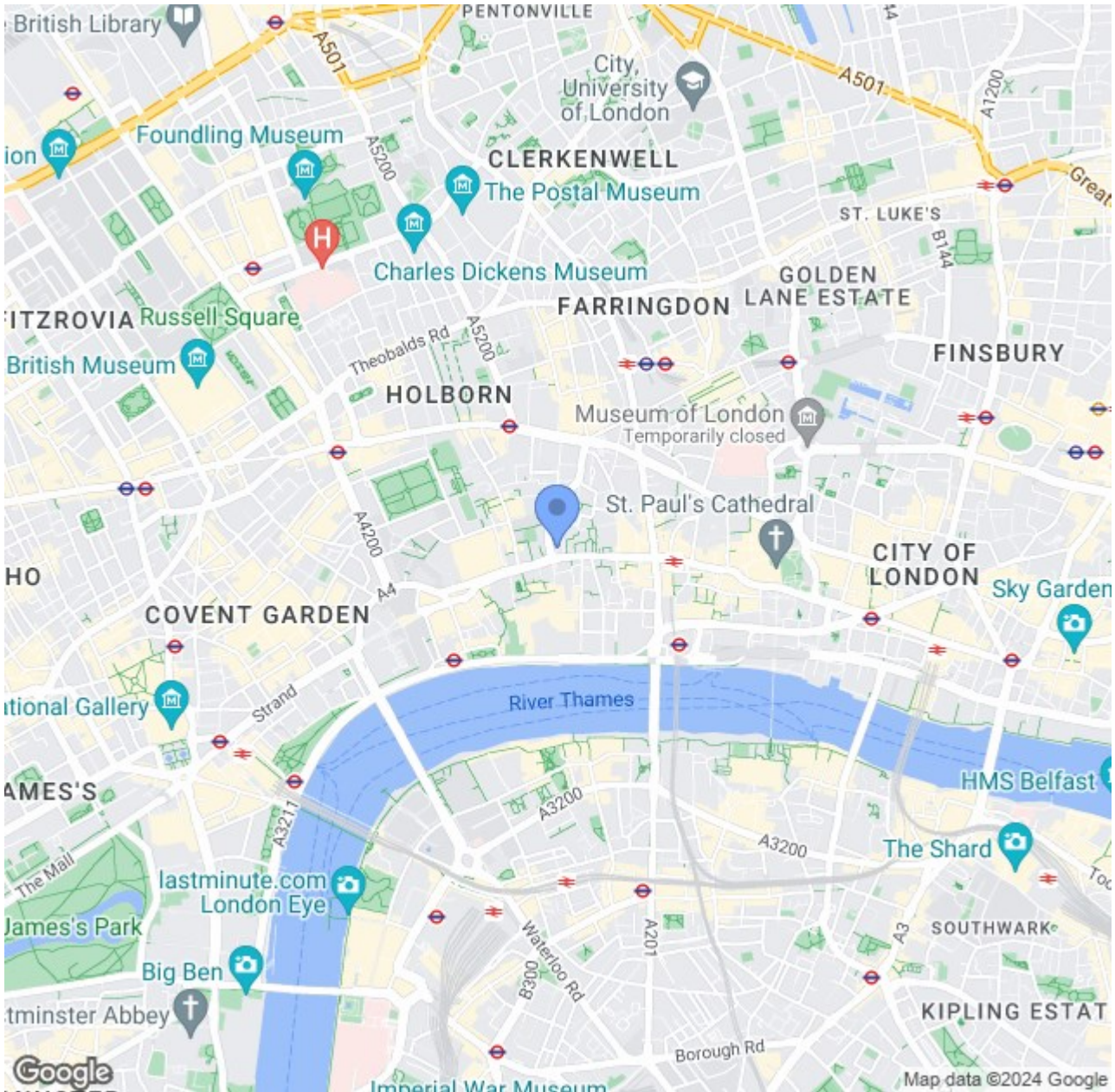


CRANE COURT, EC4

TOTAL APPROX. FLOOR AREA 31.0 SQ.M. (334 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given





CONTACT US ABOUT THIS PROPERTY

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	80
		EU Directive 2002/91/EC	