



## AMEN LODGE, LONDON, EC4M 7BY

Asking Price £935,000

2 Bedrooms | 1 Bathrooms | For Sale

### Property Features

- Two Bedroom City Apartment
- Fitted Bathroom with Shower
- South Facing Balcony
- Close to St Pauls Cathedral
- EPC Rating: C
- Fitted Kitchen
- Large Lounge Dinner
- 24 Hour Porter
- Third Floor with Passenger Lift
- Service charge: £3,760.00 per half year ( includes heating and hot water )

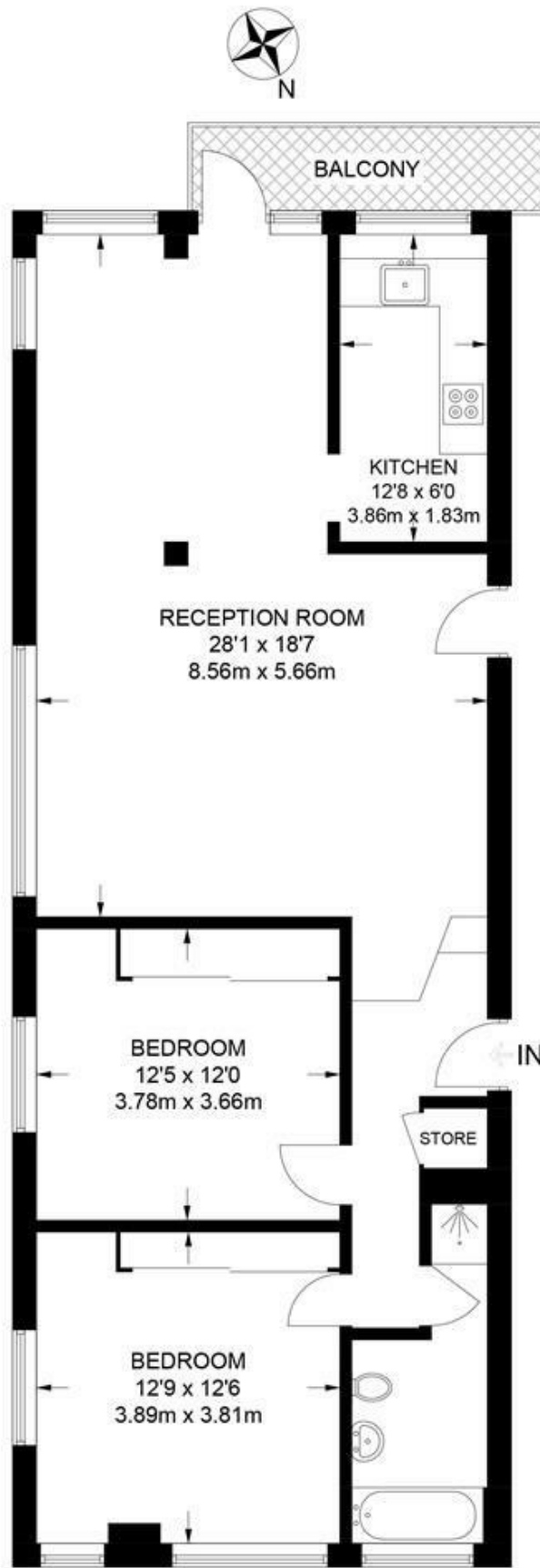
A bright and spacious flat located on the third floor of this purpose-built block. The property consists of two double bedrooms, a family bathroom, separate kitchen, and a large lounge / dining area. Consisting of 1002 sq feet of living space including a fantastic south facing balcony for outdoor living. With views of St Paul's Cathedral this very well-located central City apartment is finished to a high specification and offers generous living / entertaining space with a good sized fully fitted kitchen.

Amen Lodge is an established residential block situated in a superb City location and benefits from an on-site building manager. The surrounding area offers many bars, pubs and restaurants and is within easy walking distance of the Thames River and the Millennium Bridge. Transport links are abundant with St Paul's, Blackfriars and Farringdon tube stations as well as the City Thameslink rail station on Ludgate Hill all within a short walk. Shopping is well catered for with the upmarket New Change centre close by together with Sainsburys, M&S, Tesco and the Co-Op all in the surrounding area.

Lease: 999 years from 2018

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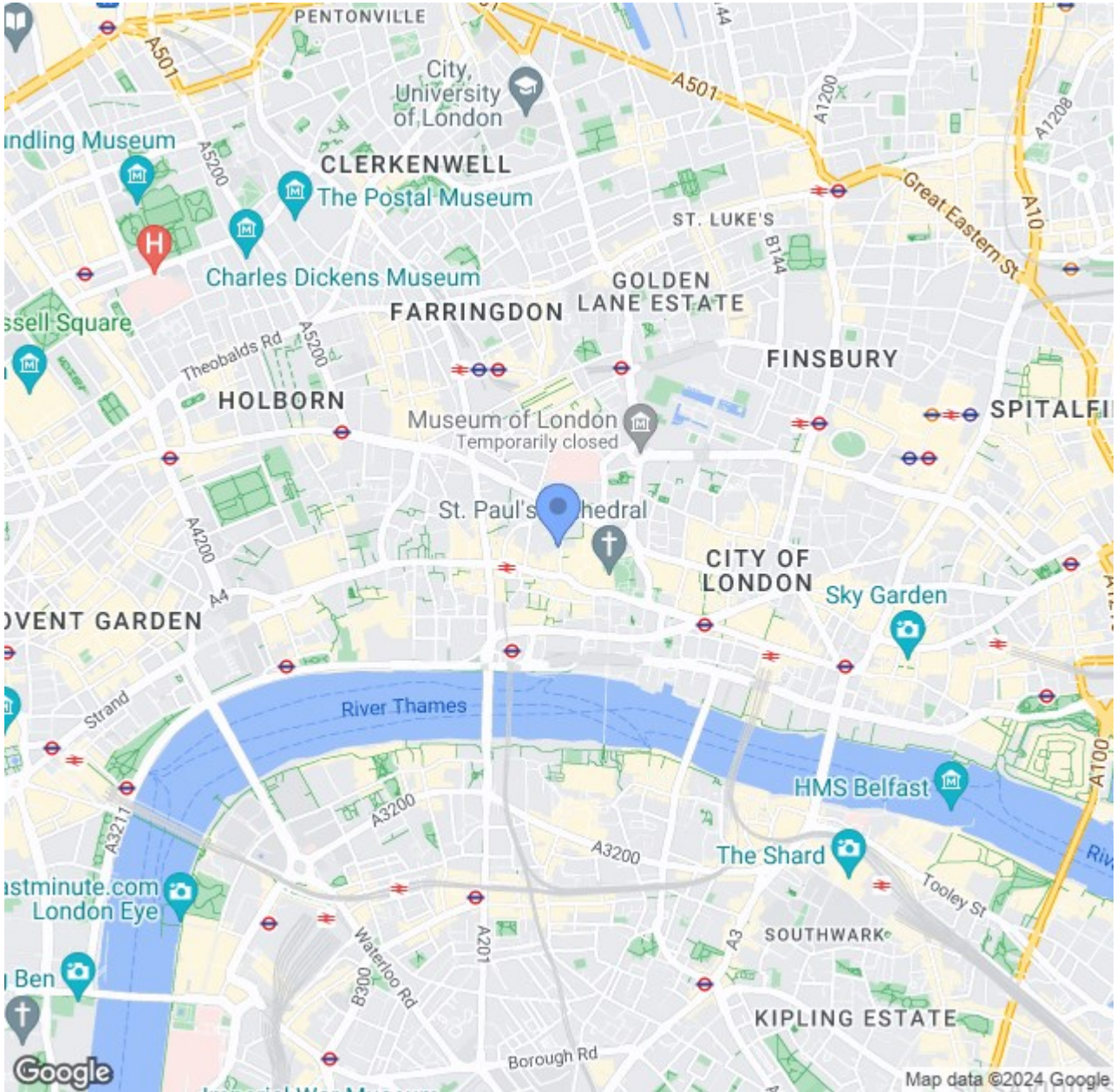


**THIRD FLOOR**

**APPROXIMATE GROSS INTERNAL AREA  
1002 SQ FT / 93.1 SQ M**

This plan has been drawn for illustrative and identification purposes only.





## 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		76	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	