



3 LUDGATE SQUARE, LONDON, EC4M 7AS

Asking Price £295,000

null Bedrooms | 1 Bathrooms | For Sale

Property Features

- Studio Apartment
- Fitted Stainless Steel Kitchen
- Studio Room
- Security Entry System
- Second Floor
- Shower Room
- Close to St Pauls

Situated off LUDGATE HILL moments from St PAULS CATHEDRAL in the City of London is this good size STUDIO APARMENT situated on the second floor of the building. This apartment offers a fitted kitchen, shower room and studio room. This property can be sold furnished if required and would make a good rental investment or pied de Terre.

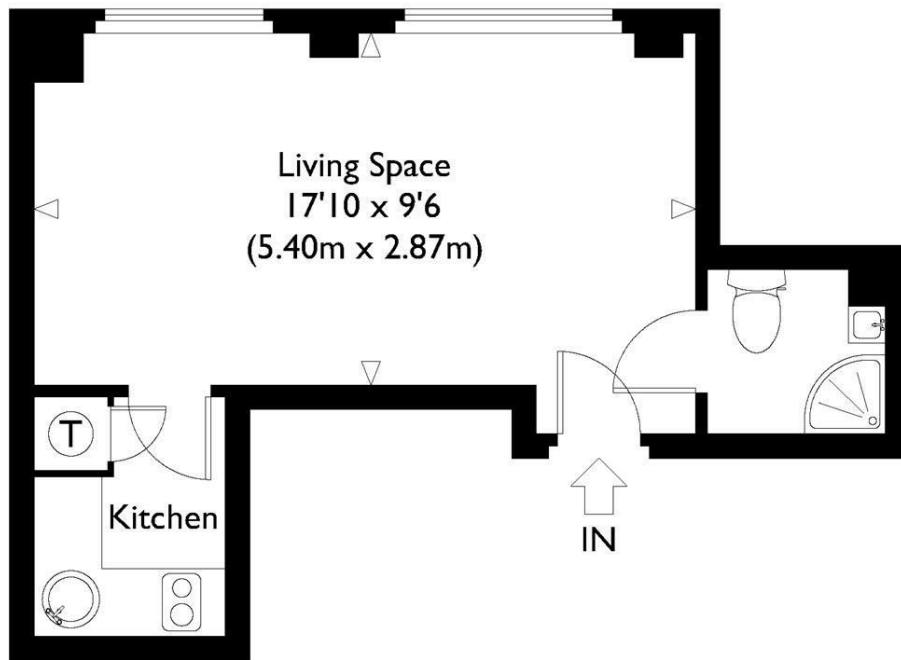
This area close to St Paul's and Fleet Street offers many bars, pubs and restaurants and is within easy walking distance of the RIVER and the Millennium Bridge. Covent Garden to the west is also easily accessible. Also close by is St PAUL'S underground station (Central Line) Blackfriars and Temple (Circle and District Line) and the new Crossrail Station at Farringdon (Now Open). Within walking distance are 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: 125 Years from 2000 Service charge: £2980.00 per annum Ground rent: £200 per annum



Prepared for Scott City

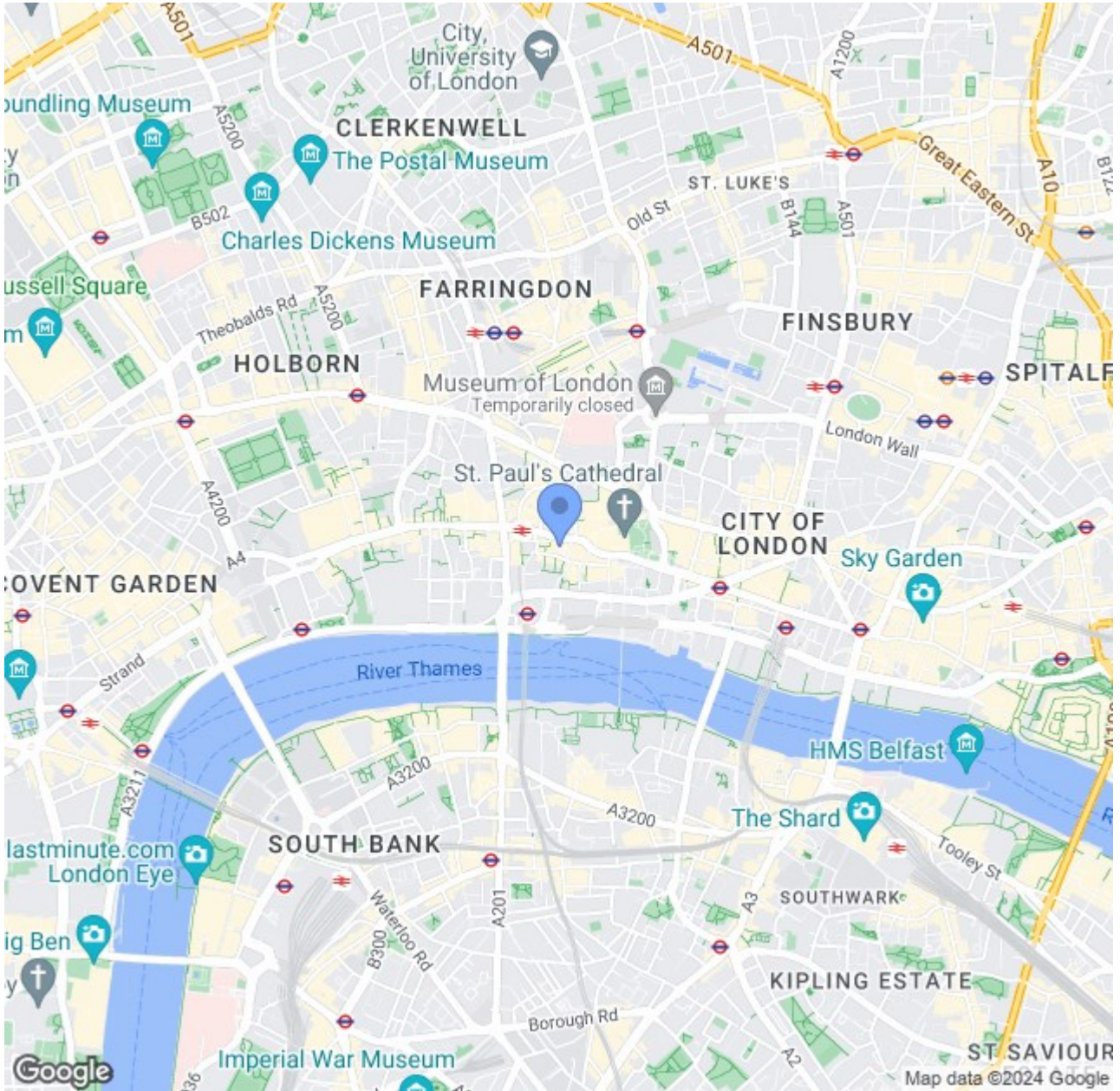
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Second Floor

Approximate Gross Internal Floor Area : 229 sq ft / 21.3 sq m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by R.I.C.S. Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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			83
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	