



THE SPUR, LONDON, EC1A 9BW

Asking Price £585,000

1 Bedrooms | 1 Bathrooms | For Sale

Property Features

- One Bedroom
- Modern Bathroom
- 2nd Floor
- Central City Location
- Close to Elizabeth Line Station
- Modern Open Plan Kitchen
- Limestone Flooring
- Security Entry
- Close To St Pauls

Situated in West Smithfield is this modern one bedroom apartment in a quiet development called The Spur. The property measures 540 sq. ft and is airy and spacious with two large south facing windows from the reception room. The property has been refurbished to a very high standard and benefits from energy saving LED lighting throughout together with generous USB and power points. There is limestone flooring throughout with an underfloor heating system throughout the flat.

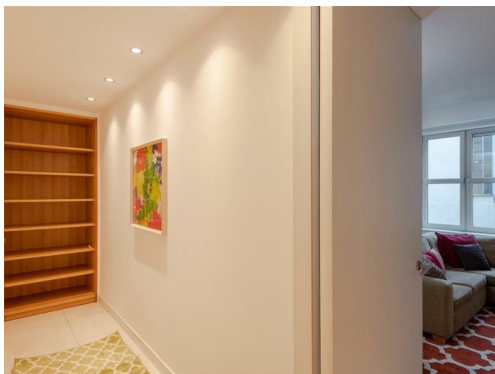
The property has been presented to a high standard with the bedroom enjoying a quiet courtyard facing view. Fitted wardrobes and drawer units provide generous storage space.

As part of the fitted Italian kitchen which boasts Carrara marble worktops, washing machine, oven and ceramic induction hob.

Other key features include a fully tiled bathroom with shower, heated towel rail, generous storage mirrored cupboards and Phillippe Starck and Vola sanitary ware and limestone flooring throughout.

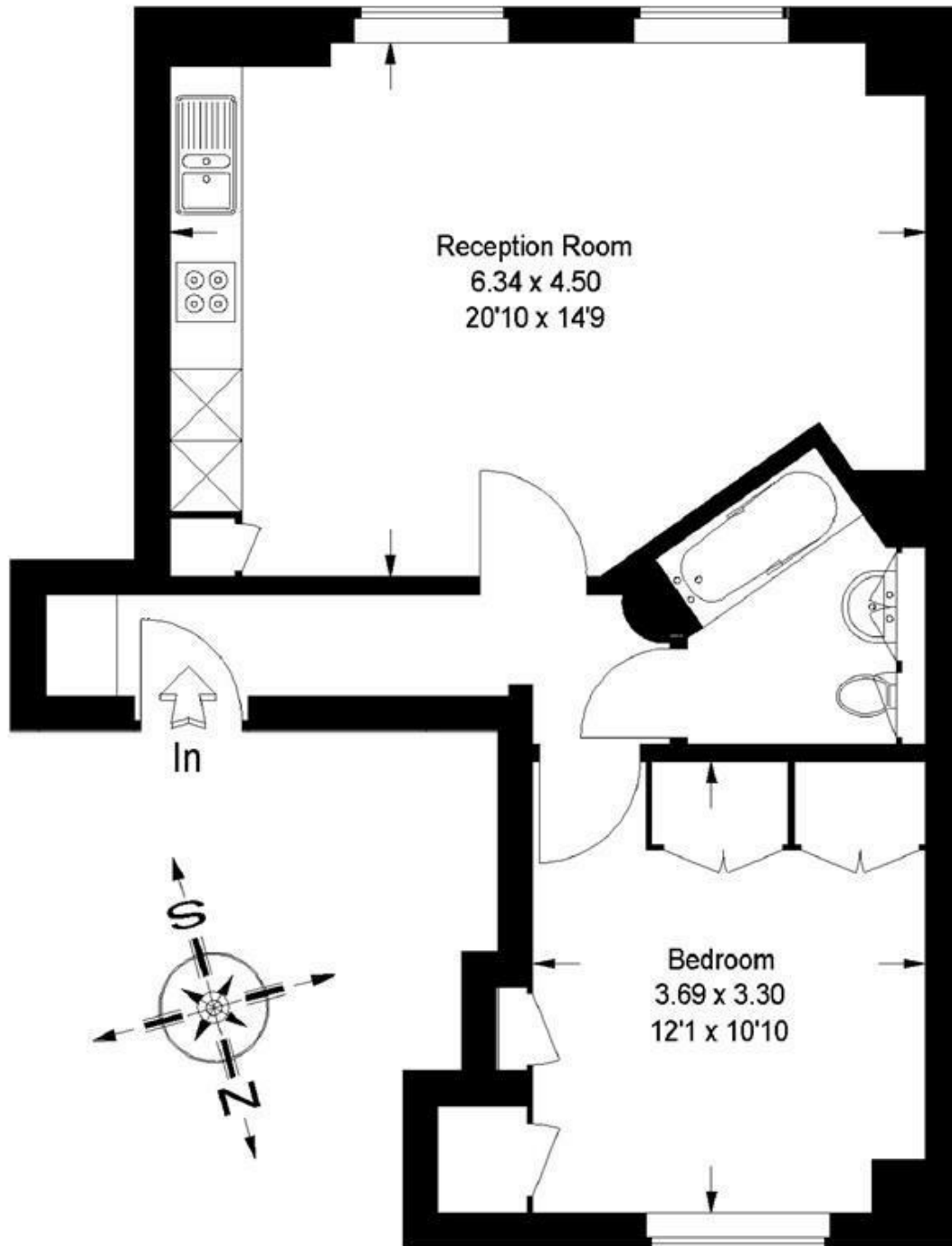
This development is situated just off West Smithfield in a very central CITY location. It is within a 5min walk to FARRINGDON (Circle Line), St PAUL'S - 8mins (Central Line) and the new Elizabeth Line Station at Farringdon (Now Open) gives fast and easy access to Heathrow. Within walking distance are Waitrose, Marks & Spencer and Tesco. Also within easy reach are St. Paul's Cathedral, the Thames river, South Bank, Tate Modern and the One New Change Shopping Complex with many shops, restaurants and bars. Covent Garden with its many theaters and restaurants is a short bus ride away as is the famous Borough Market with a host of restaurants.

Service Charge £4500 approx. per annum Ground Rent £300 per annum Lease 999 years from 2004.



Spur, Cock Lane, EC1A

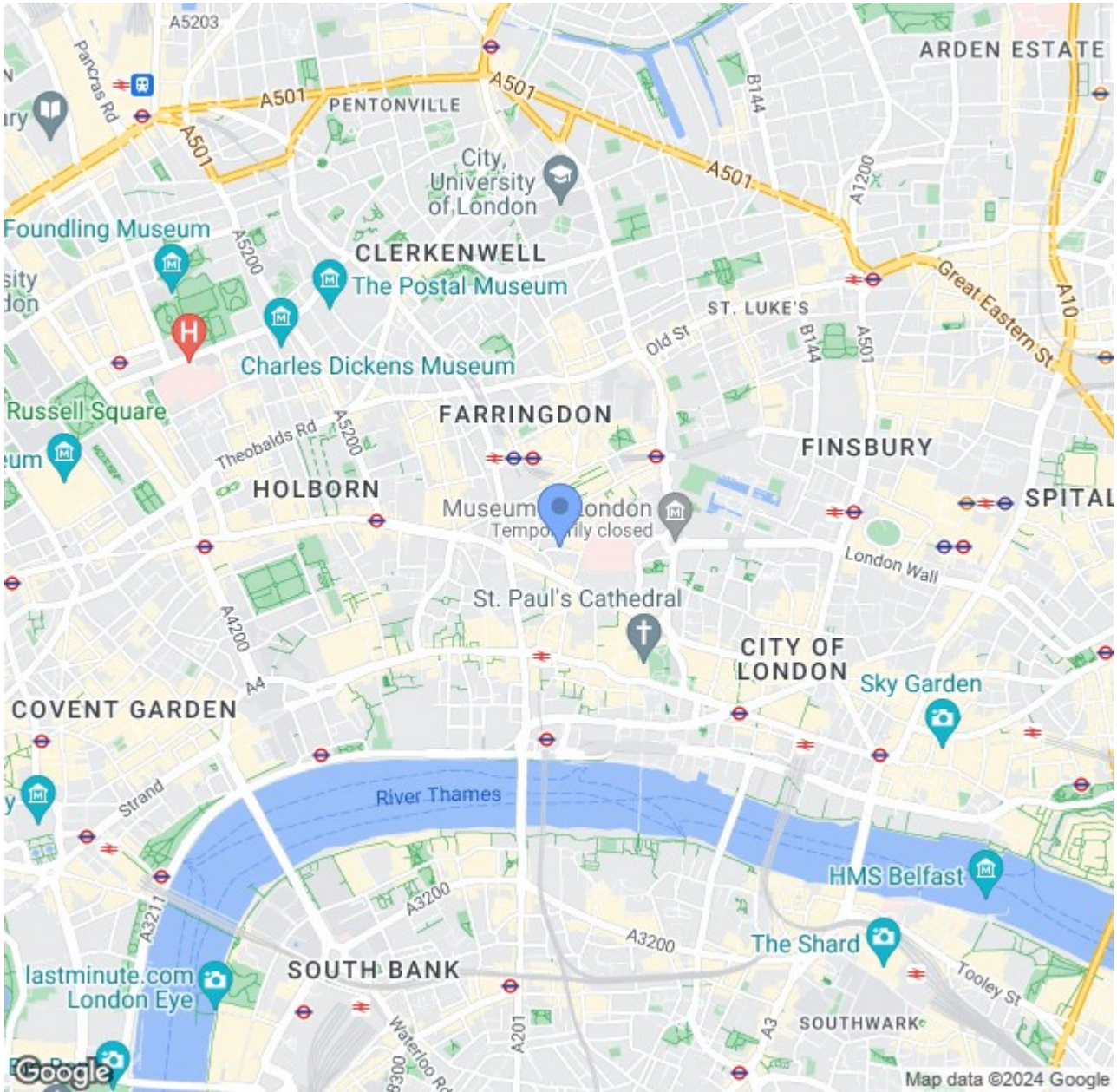
Approximate Gross Internal Area = 51 sq m / 549 sq ft



Second Floor

FLOORPLANZ © 2013 0845 6344080 Ref 110243

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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		73	74
(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	