



## WESLEY HOUSE, LONDON, EC1A 7BX

Asking Price £725,000

2 Bedrooms | 1 Bathrooms | For Sale

### Property Features

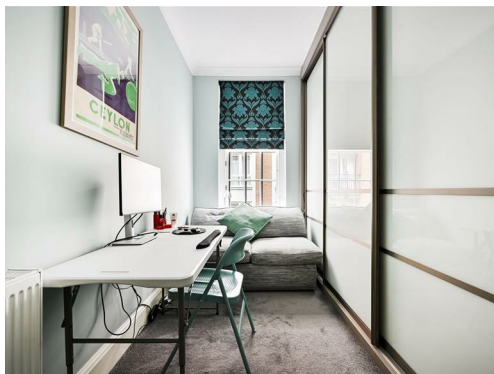
- Two Bedrooms
- Re fitted Shower Room
- Wood Flooring
- Secure Underground Parking
- EPC Rating: D
- Well Fitted Kitchen
- Second Floor
- Day Concierge
- Close to St Pauls
- Service Charge: approx £4836.00 per annum Ground rent: £701.96 per annum

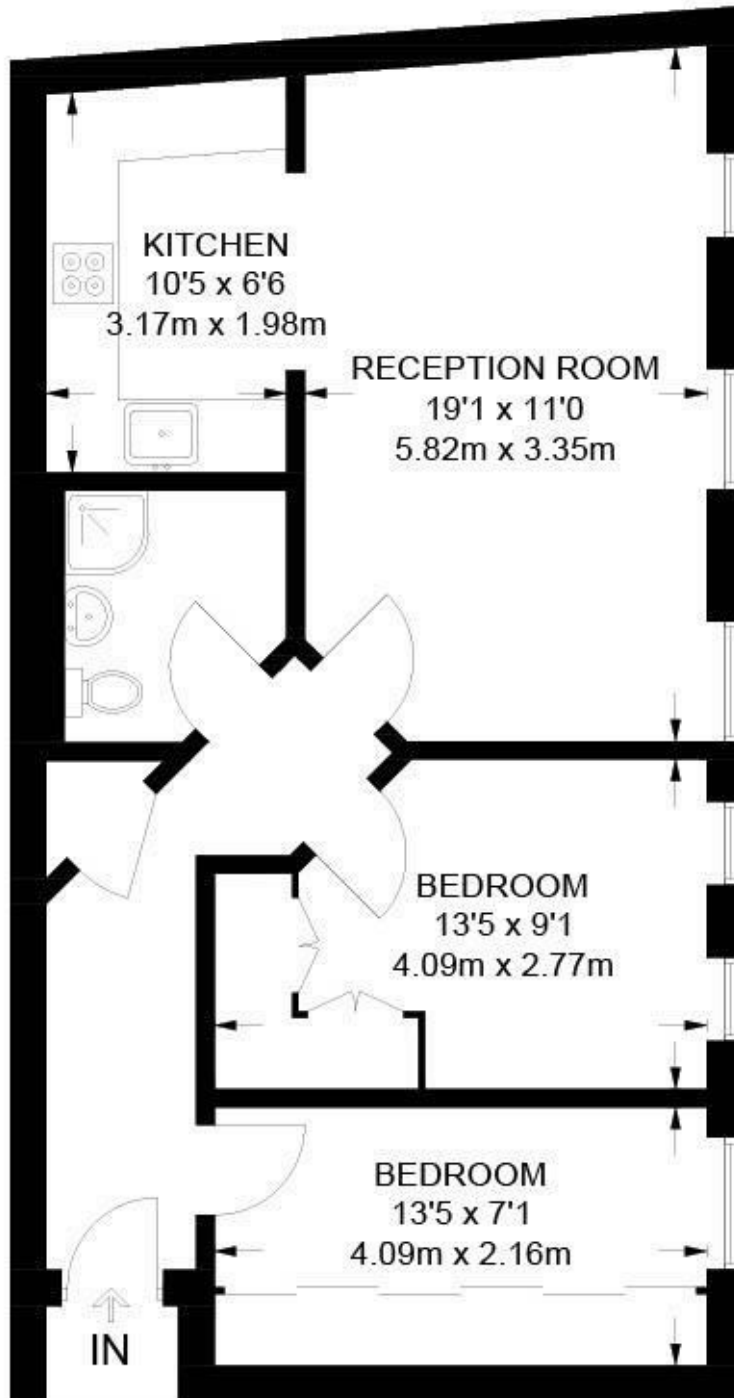


Located just moments from St Paul's Cathedral is this well presented TWO BEDROOM apartment situated on the second floor of this sought-after building called WESLEY HOUSE in LITTLE BRITAIN. This property is in excellent condition and includes a well fitted kitchen and modern shower room. With built-in wardrobes in the two bedrooms and a good size reception room. The building further benefits from a day concierge and a secure underground parking space.

This area close to St Paul's 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) Mansion House and the new ELIZABETH LINE STATION at Farringdon and Moorgate (Now Open). Within walking distance are Marks & Spencer and Tesco. Also within easy reach of St. Pauls' Cathedral, The River, South Bank, Tate Modern, and the One New Change Shopping Complex with sixty shops, restaurants and Bars.

Lease: 150 years from 1991 Service Charge: approx £4836.00 per annum Ground rent: £701.96 per annum Council Tax - Band F - £1654.80 per annum



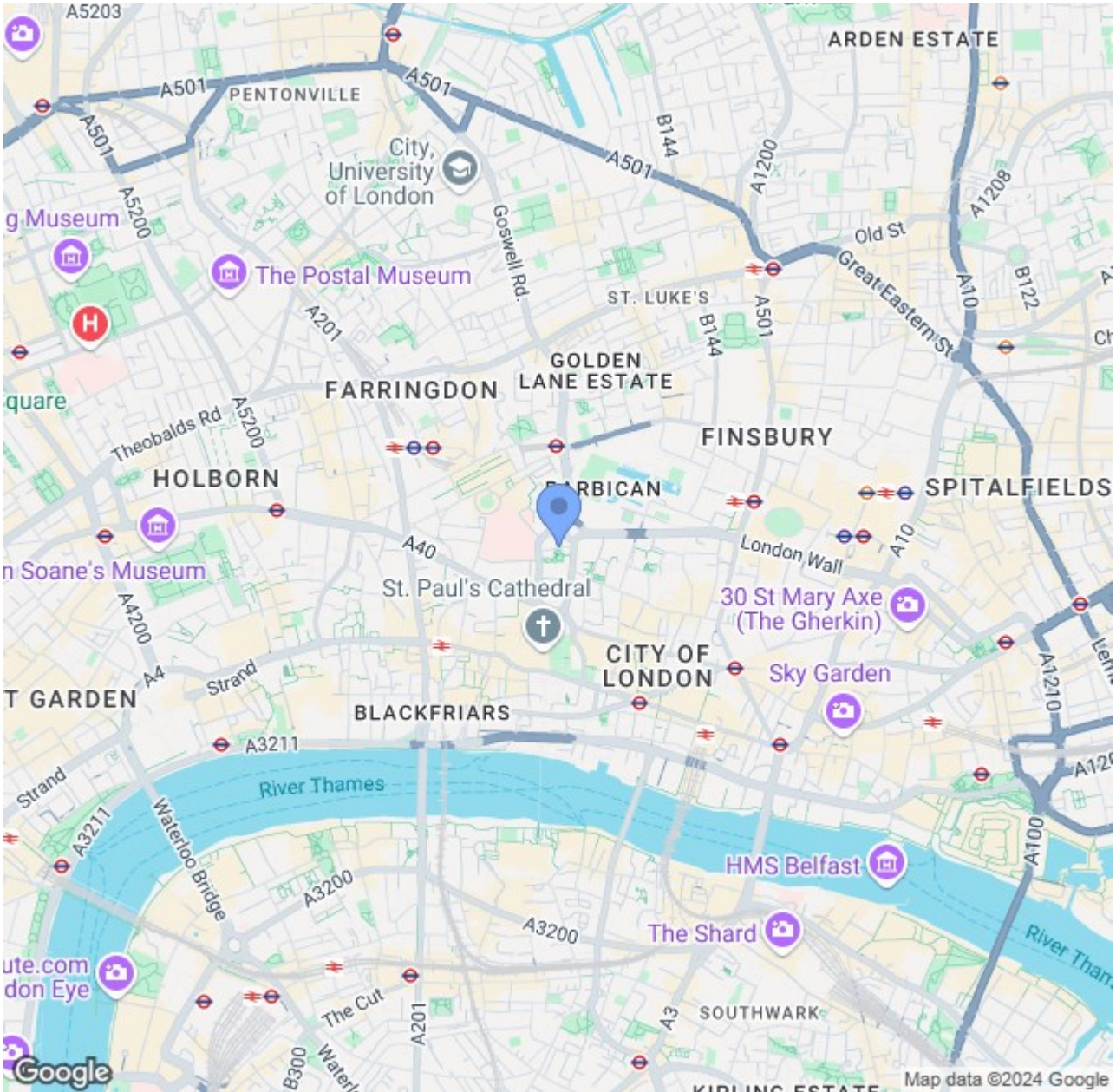


## SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA  
637 SQ FT / 59.2 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	