



CHARTERHOUSE SQUARE, LONDON, EC1M 6ET

£325,000

null Bedrooms | 1 Bathrooms | For Sale

Property Features

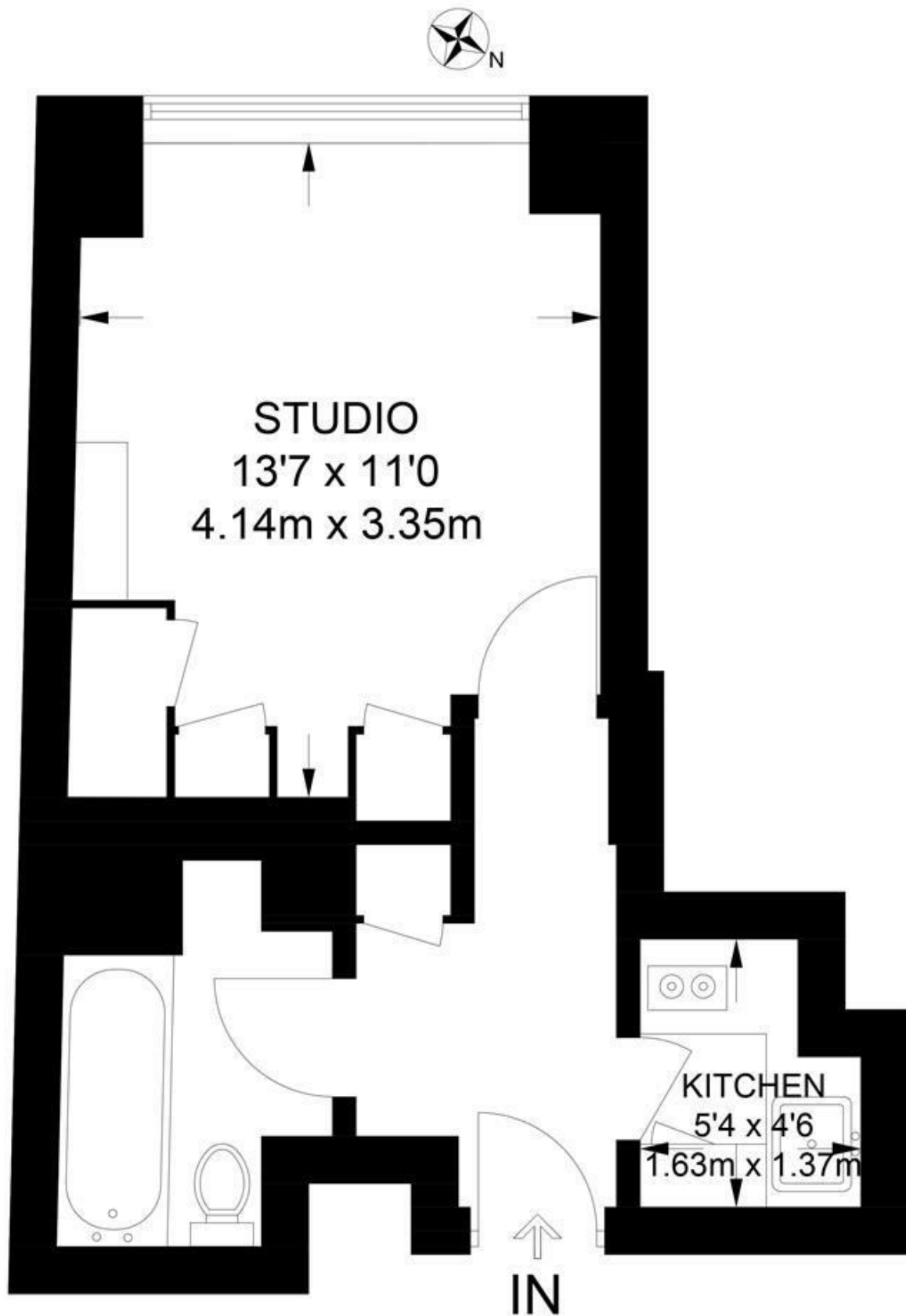
- Studio Apartment
- Seperate Modern Kitchen
- Roof Terrace
- Swimming Pool
- Refurbished
- Pull Down Bed
- Art Deco Grade 2 Listed Building
- Close to Elizabeth Line Station

Located in the historic and extremely charming area of Charterhouse Square is this amazing Art Deco building named Florin Court, it may be more famously known as the fictional home of TV detective Hercules Poirot. The STUDIO APARTMENT that we are offering is situated on the FIRST FLOOR. The property comprises of main studio room with a pull down bed, small separate kitchen, hallway and bathroom. Other key features of this building include a LEISURE AREA, which includes a SWIMMING POOL, sauna and recently refitted small GYM there is also right of access to the ROOF GARDEN which boasts wonderful views over the capital.

FLORIN COURT is situated close to BARBICAN station, St PAUL'S (Central Line) and the new Crossrail Station at FARRINGDON. 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. The Barbican Arts Centre with its many bars, restaurants, theatre, cinema's, gallery and library is within easy walking distance.

Lease: 999 Years from 2017 Service Charge: £2850.00 Local Authority: Islington
The Reserve Fund payments are approximately £3650.00 per annum
Council Tax: Band C = 1,710.62 per year (25% discount for single occupancy).

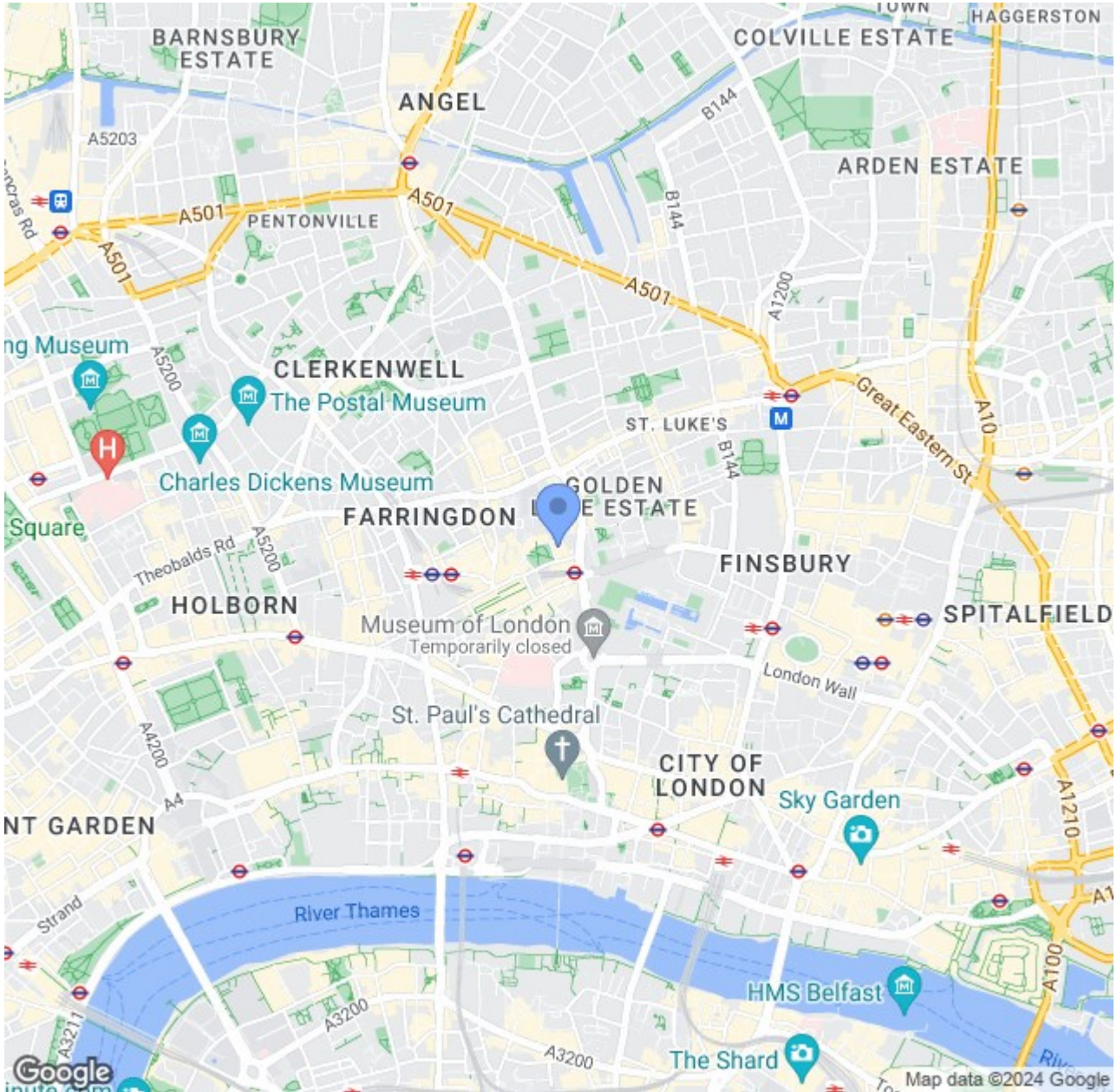




FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA
271 SQ FT / 25.2 SQ M

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



CONTACT US ABOUT THIS PROPERTY

122 Newgate Street, London, EC1A 7AA

T: 020 7600 0026

F: 020 7600 0025

E: property@scottcity.co.uk



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 70 | 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 | |