



## FLORIN COURT, LONDON, EC1M 6ET

£375 Per Week

0 Bedrooms | 1 Bathrooms | To Let

### Property Features

- Studio Apartment
- Re Fitted Shower Room
- Roof Terrace
- Day Porter
- Re Fitted Kitchen
- Pull Down Bed
- Swimming Pool
- Close To Barbican Tube

AVAILABLE NOW. Florin Court is a 1930's art deco building, comprising of approx. 120 apartments. This studio flat situated on the 2nd floor has been refurbished throughout - benefiting from an updated bathroom, updated kitchen, laminate flooring and fitted pull down bed. With the additional facilities that this property offers (such as, swimming pool, exercise room, sauna, roof terrace and laundry) this apartment is a perfect pied-a-terre for any city worker who wants a little bit more than just an apartment.

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.

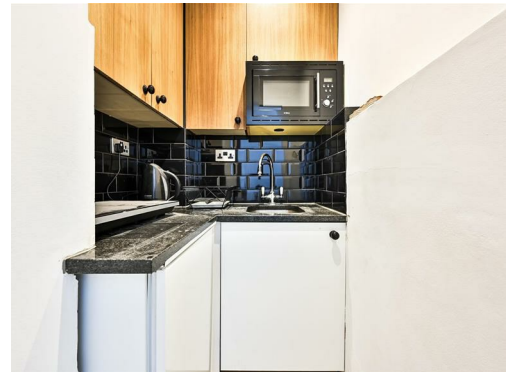
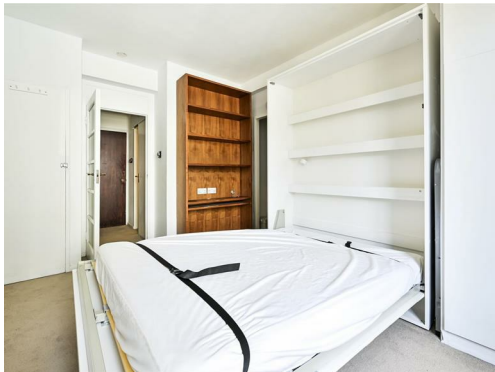
Deposit: 5 Weeks Rent

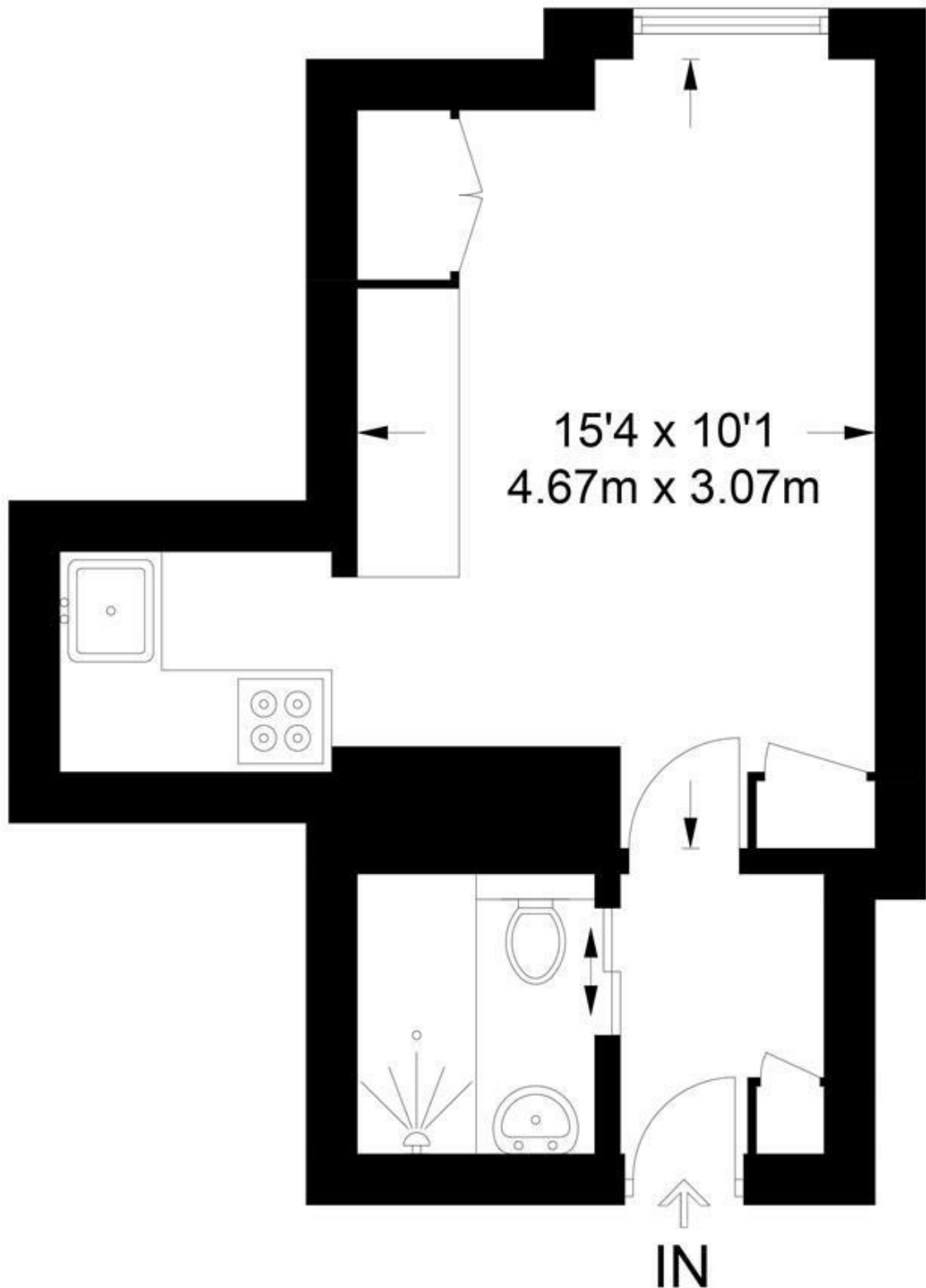
No Agency Fee

Tenancy: 12 month contract, 6 Month break clause

Local Authority: Islington

Council Tax: Band C = 1,707.13 per year (25% discount for single occupancy).

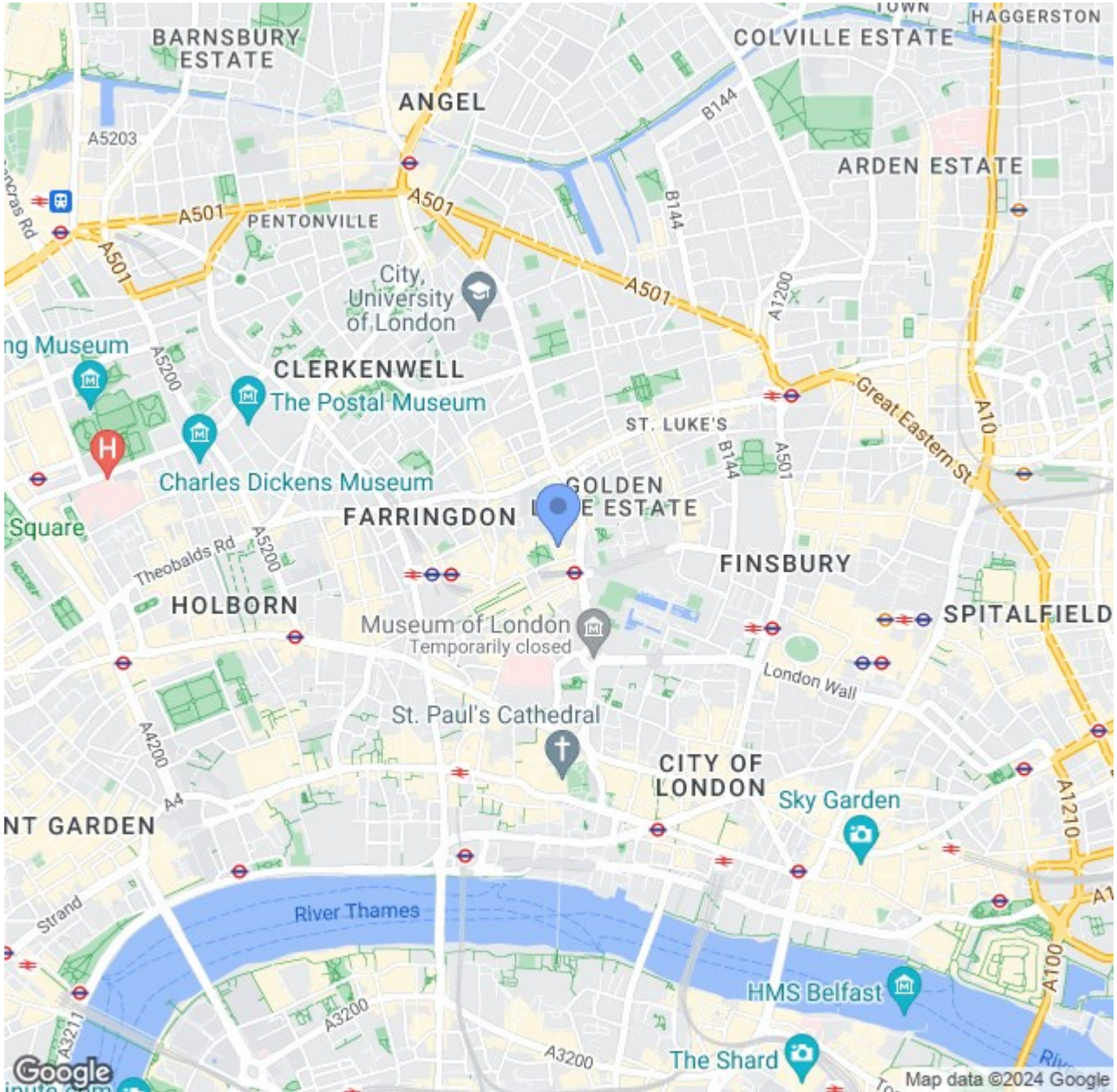




## SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA  
229 SQ FT / 21.3 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	