



## COBALT BUILDING, LONDON, EC2Y 8AH

Asking Price £700,000

2 Bedrooms | 2 Bathrooms | For Sale

### Property Features

- Two Bedrooms
- Shower Room
- Good Size Reception Room
- Second Floor
- Re-Fitted Kitchen
- Re-Fitted Bathroom
- Day Porter
- Close to Barbican

The COBALT BUILDING is located just moments from the Barbican. This well presented and bright two bedroom apartment is situated on the second floor of this sought-after building in BRIDGEWATER SQUARE. The property includes two bedrooms re-fitted kitchen, re-fitted bathroom and shower room. With built-in wardrobes in both bedrooms and a spacious reception room, being the perfect City home. The building further benefits from a day porter.

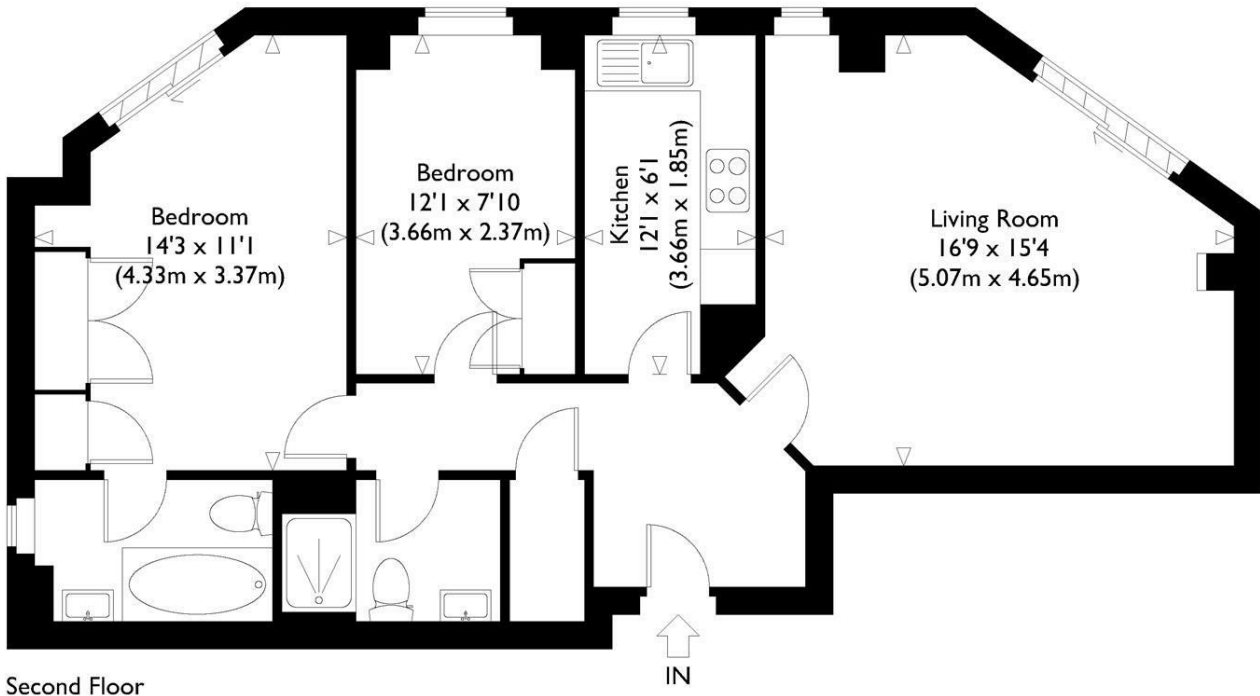
This area close to the Barbican offers many bars, pubs and restaurants and is within easy walking distance of the RIVER and the Millennium Bridge. Covent Garden to the west is also easily accessible. Also close by is St PAUL'S underground station (Central Line) and the new Crossrail Station at Farringdon (Open now). Within walking distance are Waitrose and Tesco. Also within easy reach are St. Pauls' Cathedral, The River, South Bank, Tate Modern, and the new One New Change Shopping Complex with sixty shops, restaurants and Bars.

Lease: 985 Years Service Charge: £2625.00 per half year Ground Rent: £200 per annum



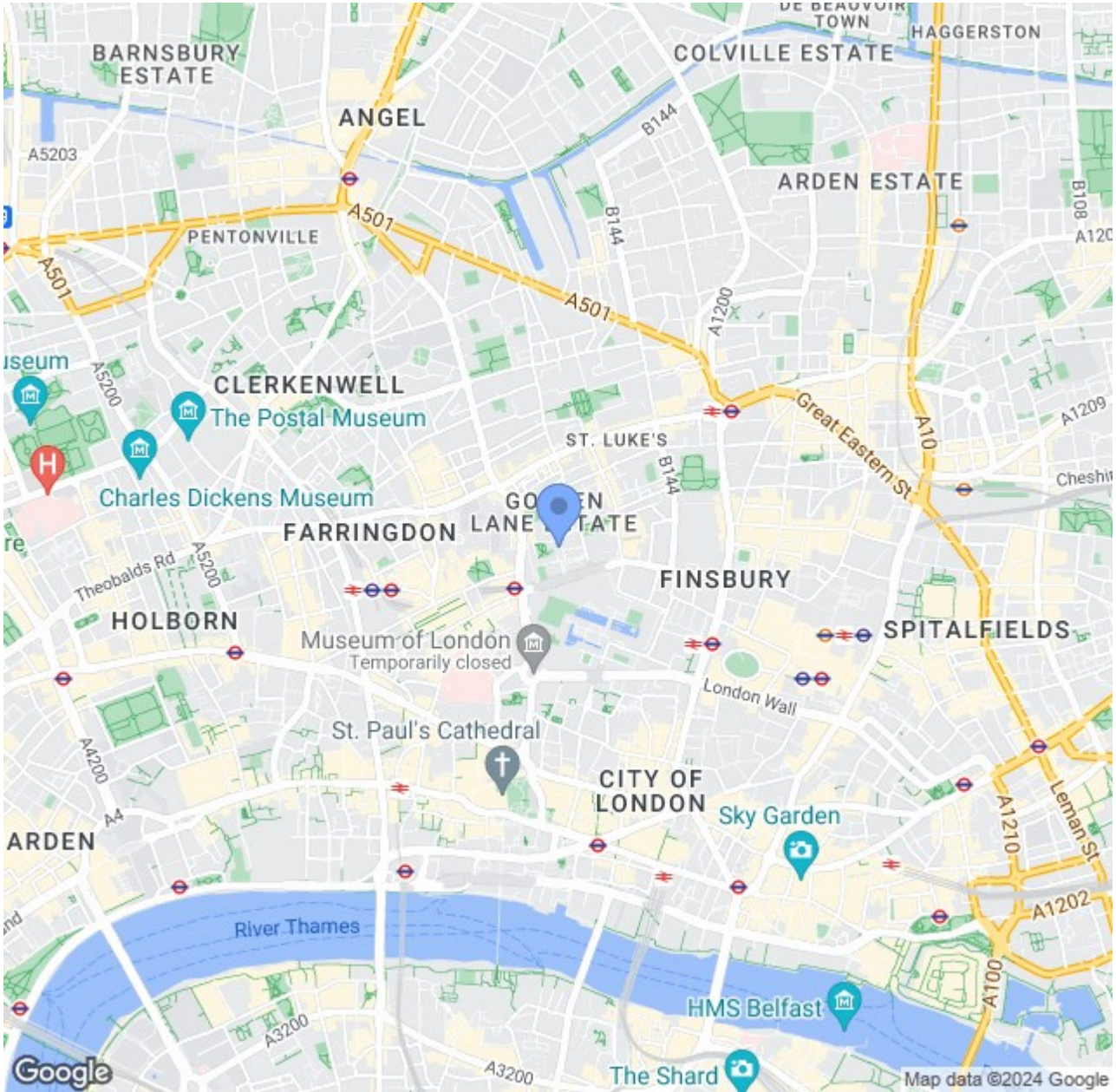
Prepared for Scott City

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Approximate Gross Internal Floor Area : 734 sq ft / 68.2 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			
(69-80) C		75	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	