

46- 48 CARTER LANE, LONDON, EC4V 5EA

£550,000

1 Bedrooms | 1 Bathrooms | For Sale

## Property Features

- One Bedroom Apartment
- Open Plan Kitchen/Living Area
- Fitted Kitchen
- High Ceilings
- Service Charge Approx £2,000 Per Annum
- Close to St Paul's Cathedral
- Large Sash Picture Windows
- Close to Blackfriars Station
- EPC Rating: D

Situated on the cobble stoned street of Carter Lane is this one-bedroom apartment, on the first floor of a small residential conversion. The property consists of one double bedroom with ample wardrobe space, an open plan kitchen/living room and a separate bathroom and benefits from plenty of character, including large sash windows and high ceilings.

Carter Lane is very close to St Paul's Cathedral in a very central City location. Blackfriars (Circle and District Line), St Paul's (Central Line) Mansion House (Circle and District Line) and the Elizabeth Lines stations at Moorgate and Farringdon are all within walking distance.

The apartment is ideally located for access to The River, South Bank, Tate Modern, and the One New Change Shopping Complex with many shops, restaurants and bars.

Lease: 4th June 2001 for 125 years – Service Charge £500 per annum Ground rent is £150.00 PA.

Council Tax Band D: £1,217.29 per annum (25% Discount single occupancy)

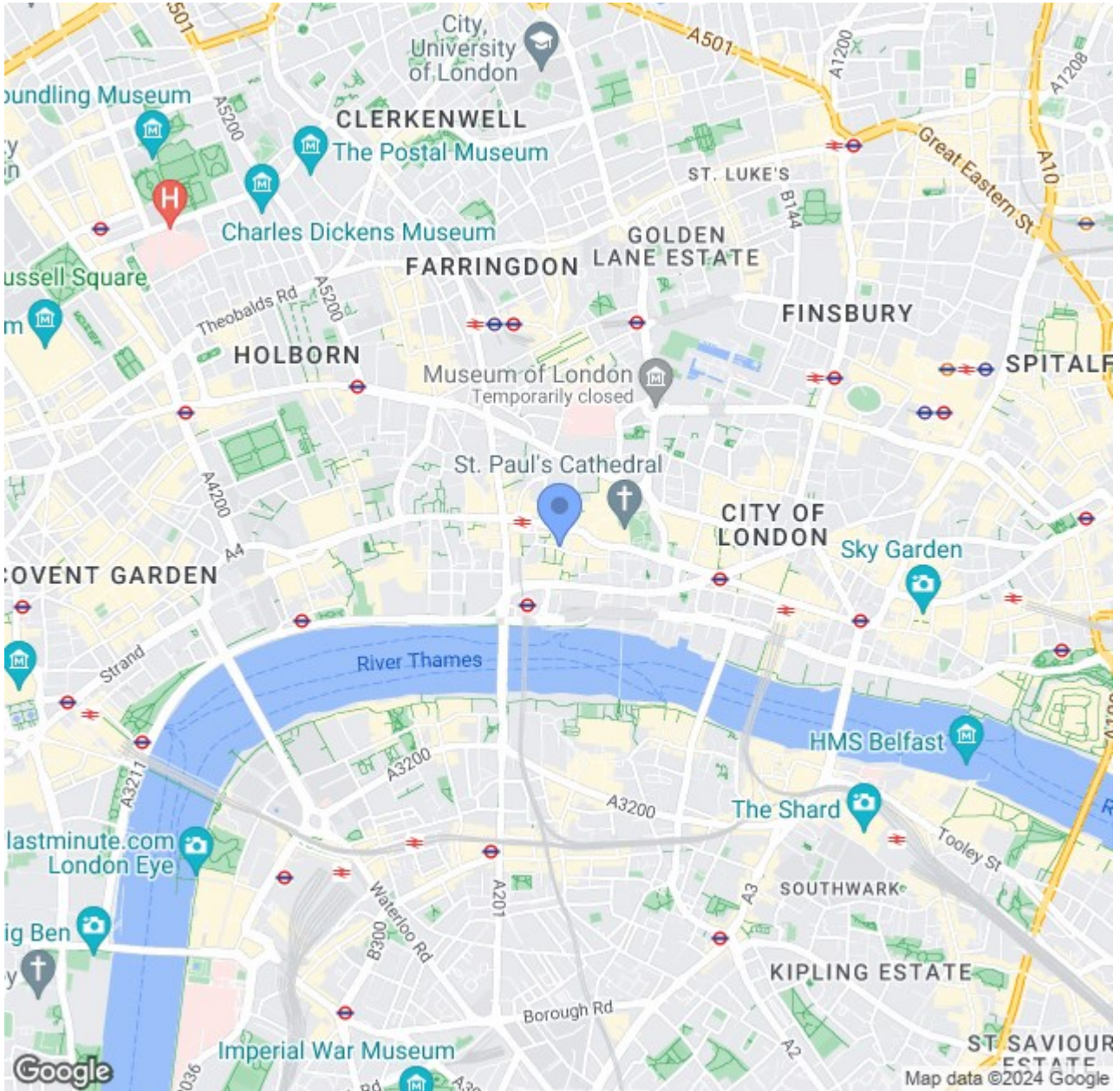




## FIRST FLOOR

**APPROXIMATE GROSS INTERNAL AREA  
402 SQ FT / 37.4 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) A			
(81-91) B			
(69-80) C			
(55-68) D		62	74
(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	