



## 10 HOSIER LANE, LONDON, EC1A 9LJ

£430 Per Week

1 Bedroom | 1 Bathrooms | To Let

### Property Features

- Studio Apartment
- Fitted Shower Room
- Second Floor
- Close to St Pauls
- Fitted Kitchen
- Wood Flooring
- 24 Hour Porter
- Available Now

Hosier Lane is situated in the heart of West Smithfield between St Pauls and Chancery Lane. This Luxury development offers 24 hour portorage with impressive main entrance.

Situated on the second floor of Hosier Lane is this LARGE STYLE STUDIO apartment measuring approx. 400 sq. feet (37 sq. m). These apartments offer high quality features and fine detailing which include sealed wood floor with underfloor heating, fully fitted kitchen with all appliances included and fully tiled recently re-furbished shower room. AVAILABLE JULY

This development offers 24 hour portorage and is situated just off West Smithfield close to St Pauls in a very central CITY location also close to FARRINGDON (Circle Line), St PAUL'S (Central Line) Mansion House and the new Crossrail Station at Moorgate and Farringdon (Open Now). 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.

Council Tax: Band E = £1,488.53 per year (25% discount for single occupancy)

Deposit: 5 Weeks Rent

No Agency Fee

Tenancy: 12 months 6 Month break clause



# Hosier Lane, ECIA

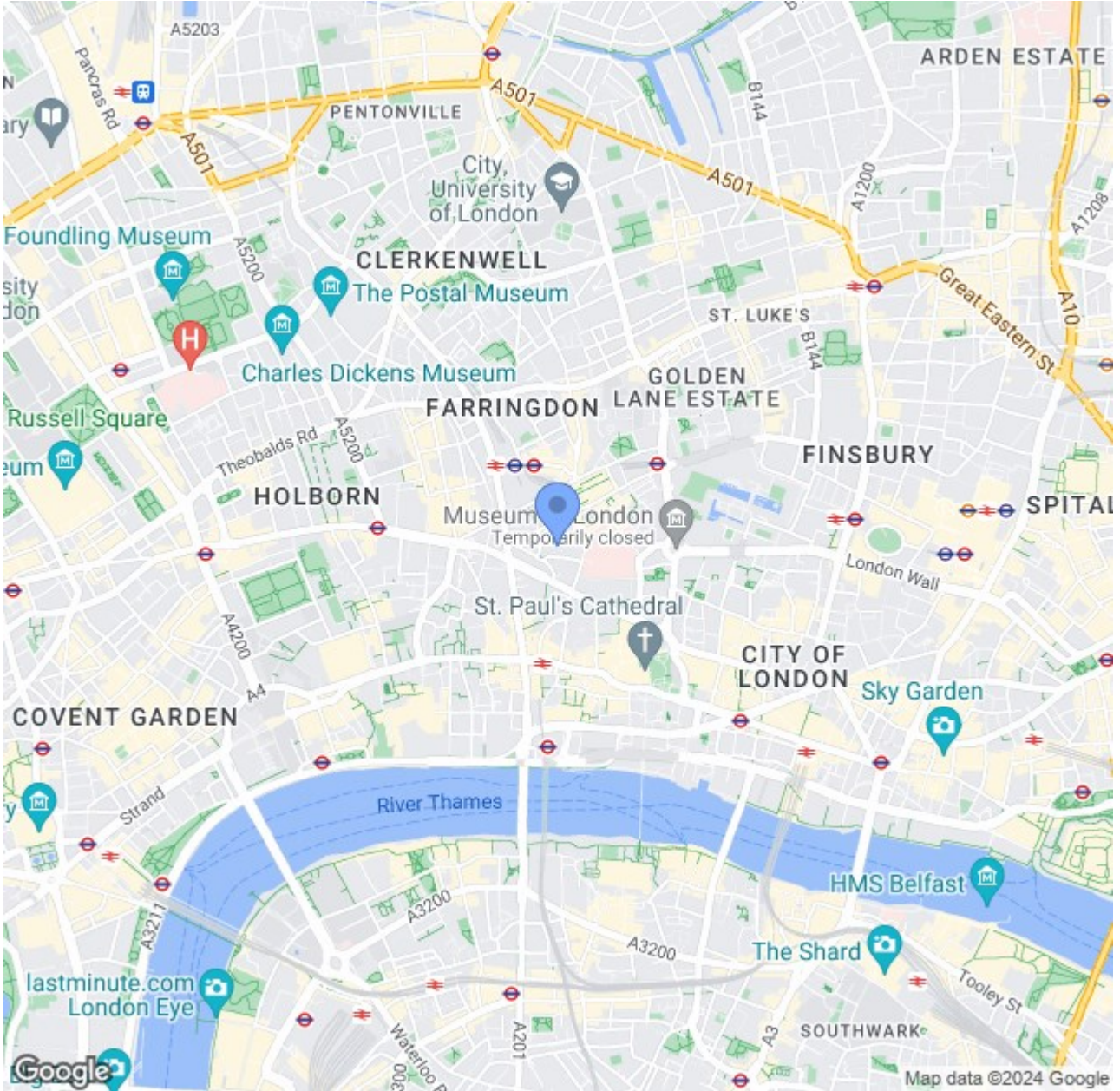
Approximate Gross Internal Area = 37.4 sq m / 402 sq ft



## Second Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 175689

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



## 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>		72	76
(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	