



## SEDDON HOUSE, LONDON, EC2Y 8BX

£695 Per Week

1 Bedrooms | 1 Bathrooms | To Let

### Property Features

- One Bedroom
- Original Kitchen
- Separate Cloakroom
- Balcony
- Available August
- L Shape Reception
- Original Bathroom
- Type 31
- Great Views over the Gardens

Available August. We are please to offer for rent this is a Superb L shaped one bedroom apartment in SEDDON HOUSE in the BARBICAN (type 31).This fabulous flat offers One large double bedroom, L Shaped Reception Room EAST facing overlooking the BARBICAN GARDENS, with full height glass sliding doors leading to balcony. Situated on the forth floor this flat is very light and airy. The original kitchen and bathroom are both in excellent condition. SEDDON HOUSE is a favoured block in the Barbican and is found on the South side of the estate close to St Pauls. This property is offered furnished.

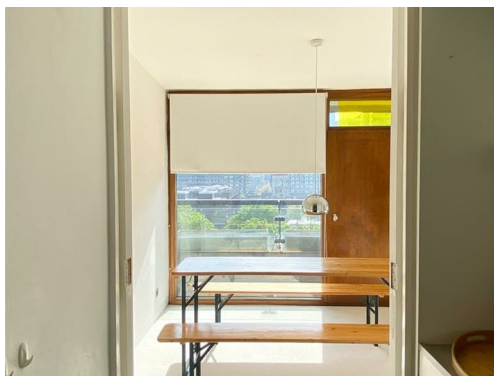
SEDDON HOUSE is situated close to St PAUL'S (Central Line),MOORGATE (Northern Line), Mansion House and the new ELIZABETH LINE Stations at Moorgate and Farringdon. Within walking distance are Waitrose, Marks & Spencer and Tesco. Also within easy reach are St. Pauls' Cathedral, The River, South Bank, Tate 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 along the covered podium that makes up the Barbican Estate.

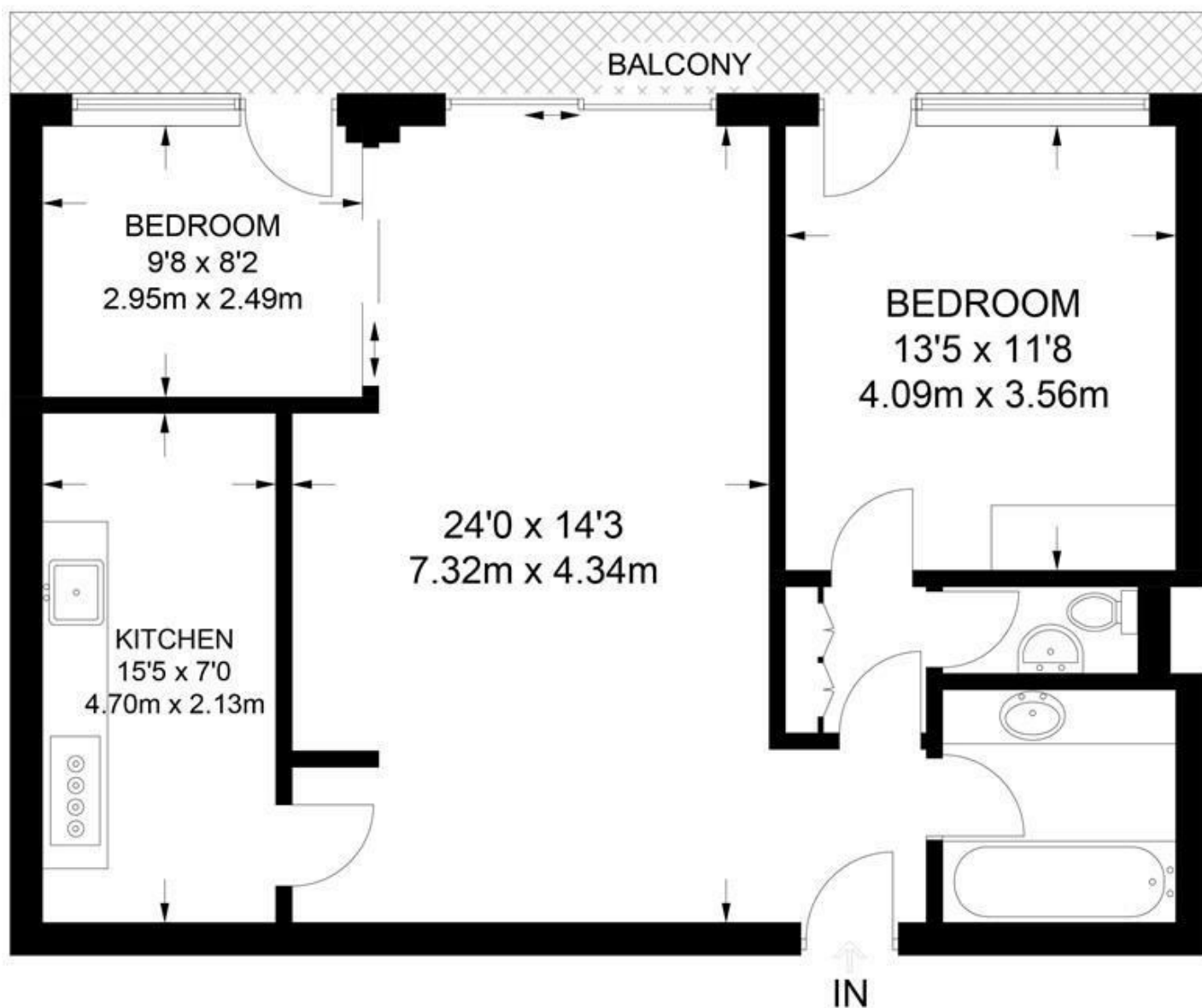
Deposit: 5 Weeks Rent

No Agency Fee

Tenancy: 12 month contract, 6 Month break clause

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



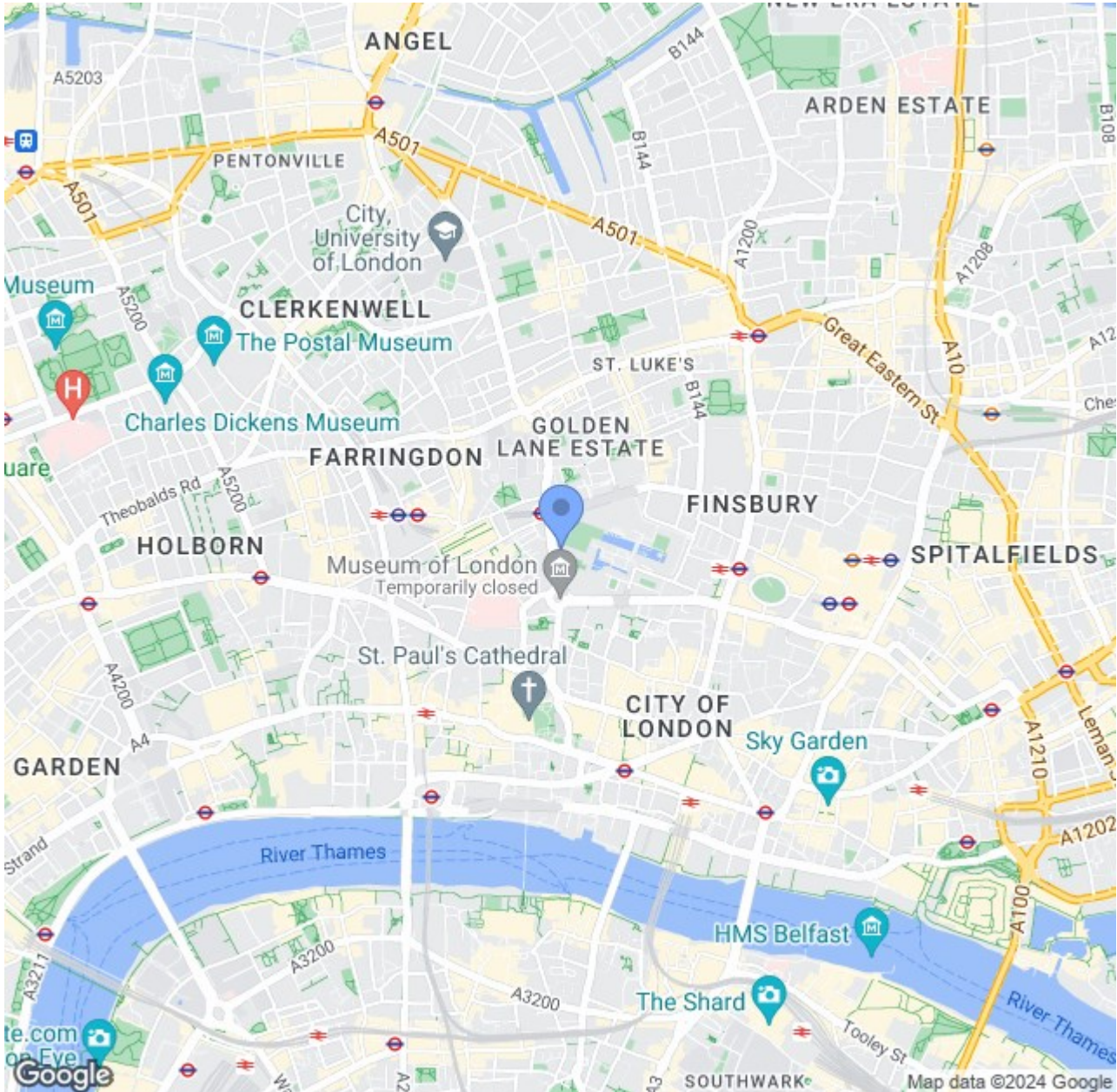


## FOURTH FLOOR

**APPROXIMATE GROSS INTERNAL AREA  
831 SQ FT / 77.2 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	