



SEDDON HOUSE, LONDON, EC2Y 8BX

Asking Price £1,200,000

1 Bedrooms | 1 Bathrooms | For Sale

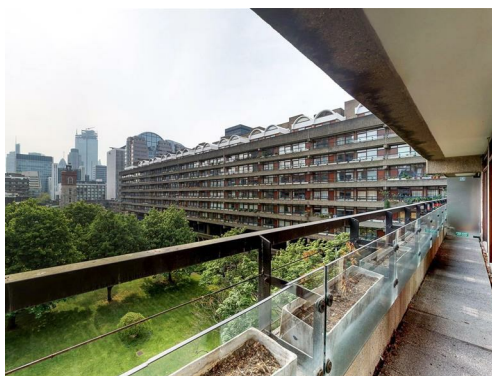
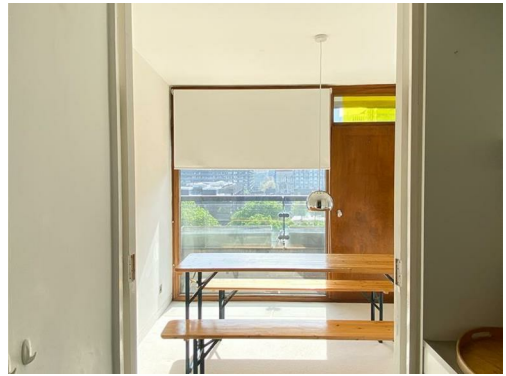
Property Features

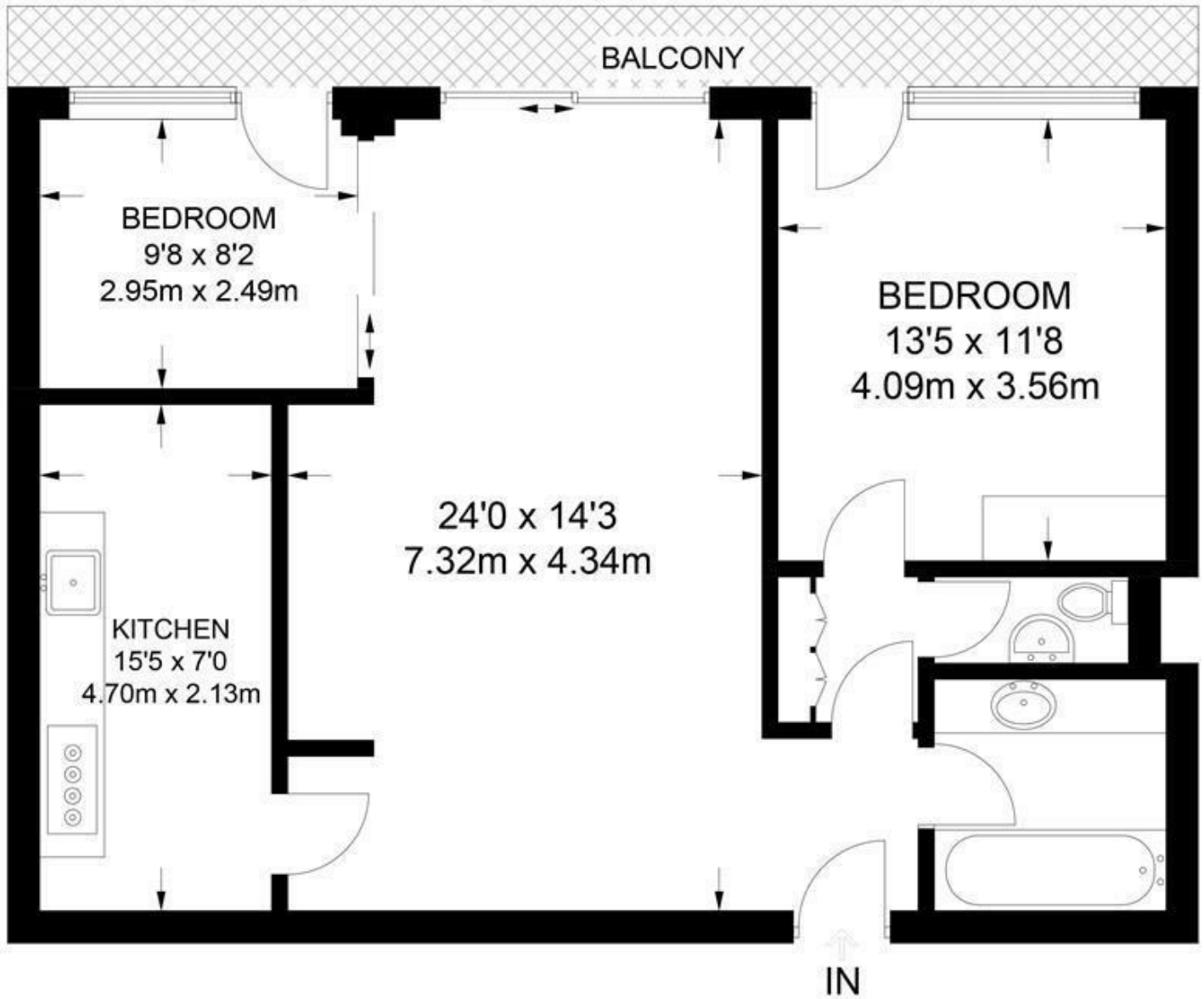
- One Bedroom
- Excellent Views over the Gardens
- Original Kitchen
- 4Th Floor
- L Shape Reception Room
- Type 31
- Original Bathroom
- East Facing Balcony

We are please to offer for Sale this 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, 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. The lease is in the process of being extended.

SEDDON HOUSE is situated close to St PAUL'S (Central Line),MOORGATE (Northern Line), Mansion House and the new ELIZABETH LINE Station 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.

Lease: In the process of being extended Service Charge £6384.00 per annum Council Tax Band E

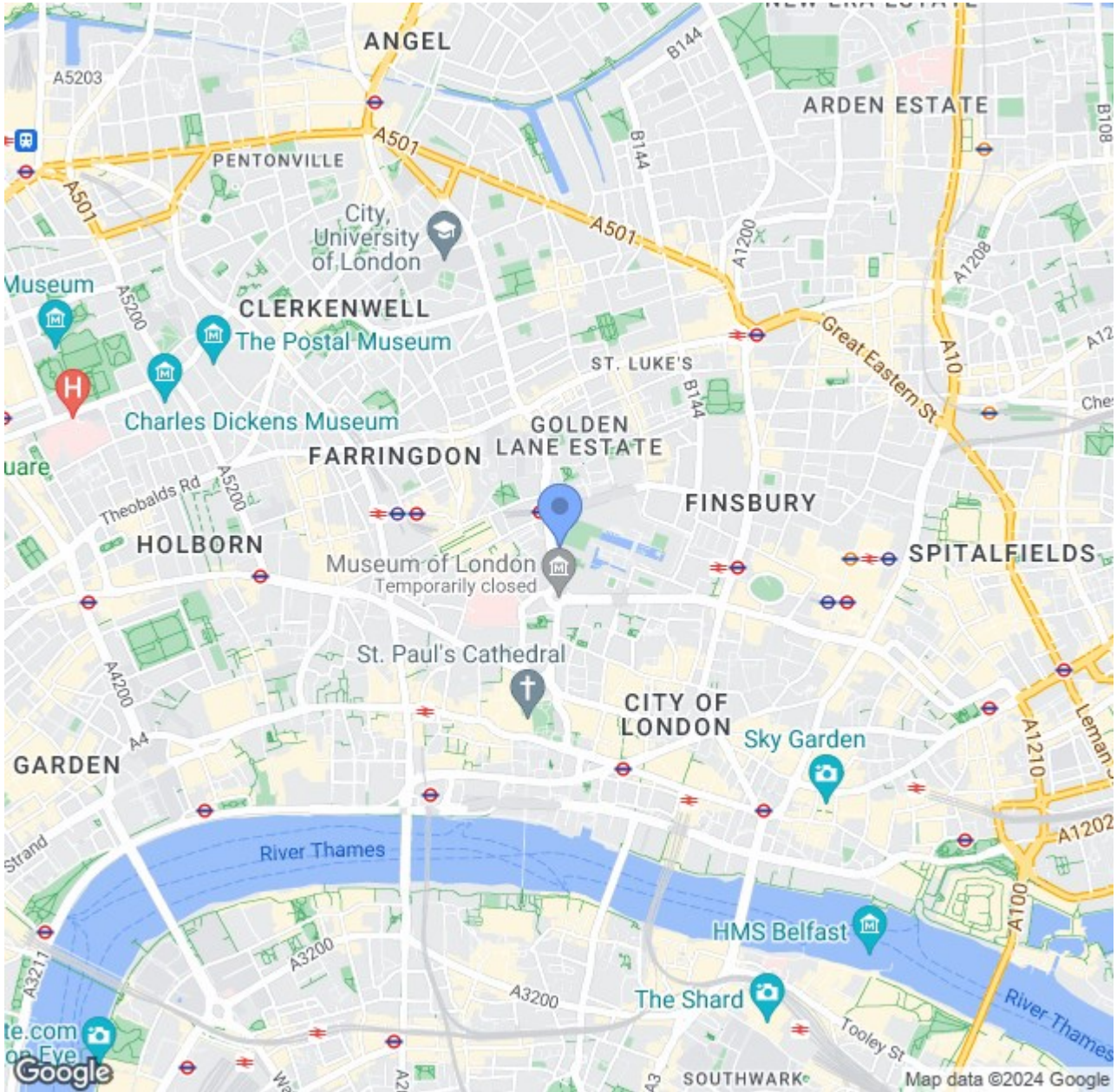




FOURTH FLOOR

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) A			
(81-91) B			
(69-80) C		70	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	