



32 COCK LANE, LONDON, EC1A 9BW

£555 Per Week

1 Bedrooms | 1 Bathrooms | To Let

Property Features

- One Bedroom
- Fully Fitted Kitchen
- Second Floor
- Security Entry
- Recently Refurbished Throughout
- Modern Development
- Limestone Flooring
- Furnished to a high Standard
- Close To St Pauls
- EPC Rating: C

AVAILABLE OCTOBER- Situated in West Smithfield is this modern one bedroom apartment in a development called The Spur. The property measures 540 sq ft and is airy and spacious with two large south facing windows from the lounge. The property has been refurbished to a very high standard and benefits from energy saving LED lighting throughout together with generous USB and power points. An efficient heating system includes underfloor heating throughout the flat.

The property has been furnished to a high standard with contemporary Italian designer furniture in the lounge. The bedroom, upgraded with a new bed and mattress, enjoys a quiet courtyard facing view. Fitted wardrobes and drawer units provide generous storage space.

As part of the fitted kitchen which boasts Carrara marble worktops, washing machine, oven and ceramic induction hob.

Other key features include a fully tiled bathroom with shower, heated towel rail, generous storage mirrored cupboards and Phillipe Starck and Vola sanitary ware.

The property is fully furnished throughout with modern contemporary furnishings and has limestone flooring throughout.

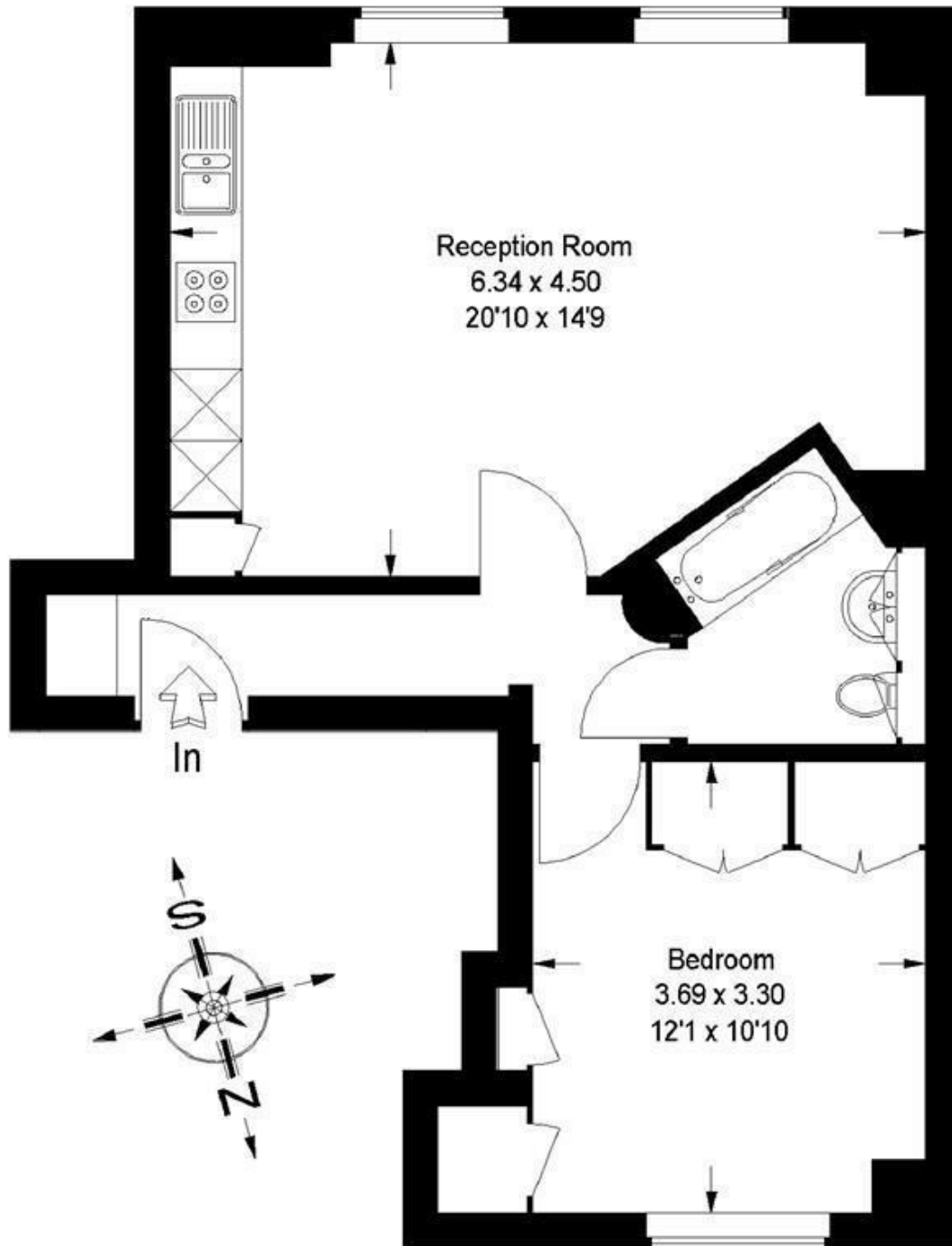
This development is situated just off West Smithfield close to St Pauls in a very central CITY location also close to FARRINGDON (Circle Line), St PAUL'S (Central Line) Mansion House and the new Crossrail Station at Moorgate and Farringdon (Now Open). Within walking distance are Waitrose, Marks & Spencer 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)



Spur, Cock Lane, EC1A

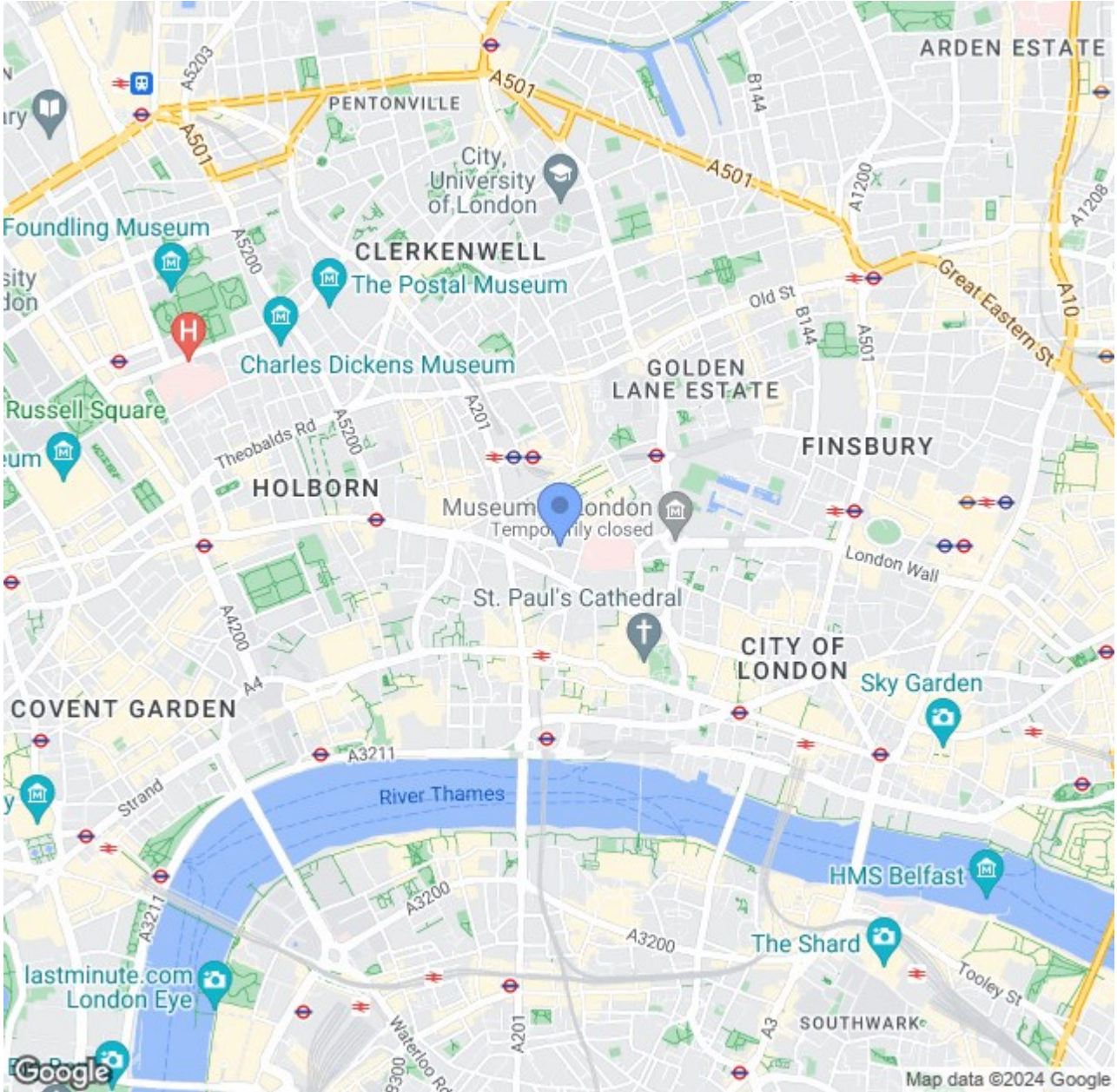
Approximate Gross Internal Area = 51 sq m / 549 sq ft



Second Floor

FLOORPLANZ © 2013 0845 6344080 Ref 110243

This plan is for layout guidance only. 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) A			
(81-91) B		78	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	