

WOOD STREET, LONDON, EC2Y 5AG

Asking Price £999,950

2 Bedrooms | 2 Bathrooms | To Let

Property Features

- Two Bedroom Apartment
- Duplex
- Fully Fitted Kitchen
- Residents Gym
- EPC Rating C
- Modern Furnishings
- High Specification
- Close to Barbican
- 24 hour Porter

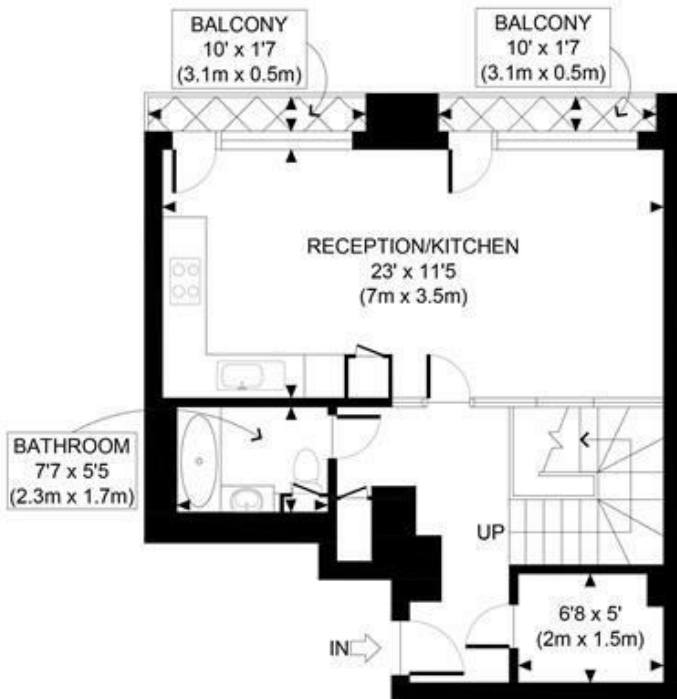
This fantastic two bedroom duplex apartment at ROMAN HOUSE has been finished to a high specification featuring comfort cooling and smart home technology throughout, built in surround sound system with ceiling speakers. The property offers a great entertaining open plan living room with contemporary fitted kitchen with integrated appliances including a built in wine chiller and luxury bathroom. Additional features include large floor to ceiling windows throughout, 2 bathrooms and separate toilet/cloakroom, bedroom with walk-in wardrobe, underfloor heating throughout, Quooker instant boiling water on tap, built in coffee machine. Entrance doors at two levels. Residents also benefit from 24 hour concierge and professionally set up gymnasium. This building is cat and dog friendly.

Roman House is a luxurious development situated next to the Barbican Centre which is famous for its arts and music. It is within easy reach of the bars and restaurants around Smithfield market. It is well placed for transport with Barbican, Farringdon, Chancery Lane and St Paul's Underground stations all being within easy reach. Perfectly located in an area which is home to a host of London's smartest bars, restaurants, shops and amenities.

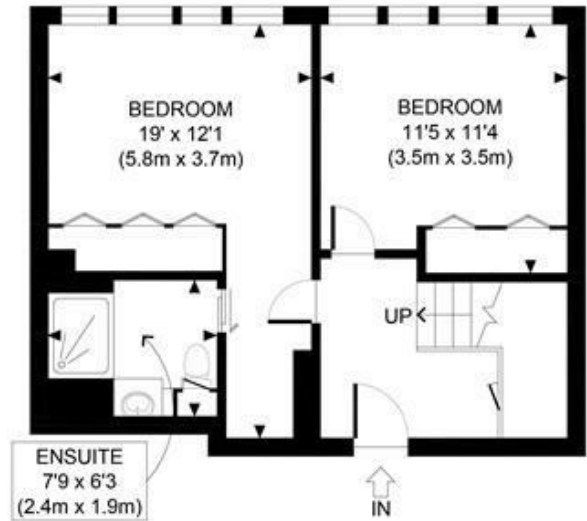
The new Elizabeth Line Station at Farringdon and Liverpool Street have an entrance at the bottom of Fore Street, making the property an excellent location to access all transport links.

Lease: 999 Years from 2014 Service Charge: £9588.00 per annum Ground Rent £600 per annum





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 479 SQ FT



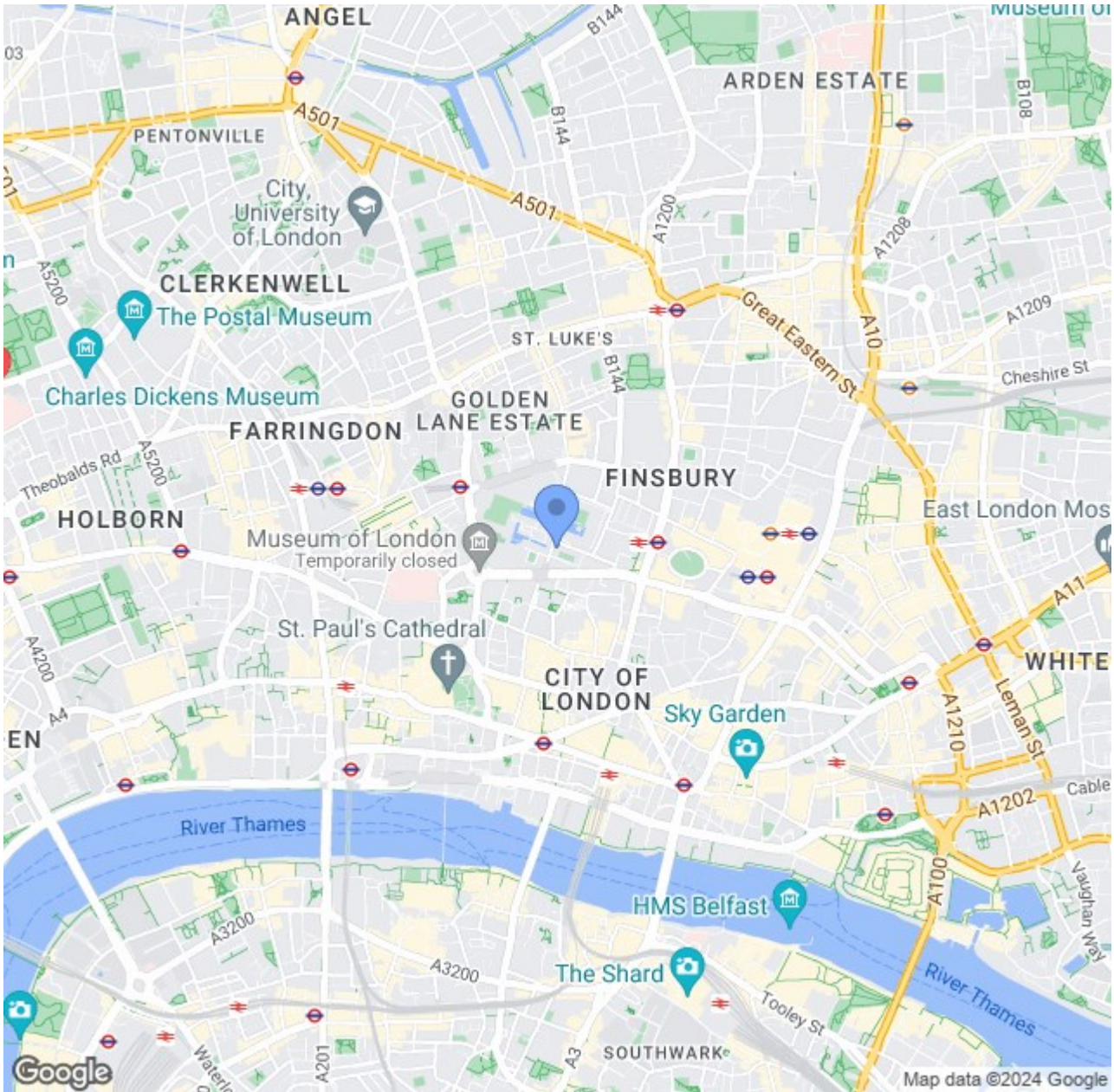
LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 445 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 924 SQ FT / 86 SQM

Ref:

Copyright **photoplan**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation



CONTACT US ABOUT THIS PROPERTY

122 Newgate Street, London, EC1A 7AA

T: 020 7600 0026

F: 020 7600 0025

E: property@scottcity.co.uk



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		79	79
(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	