



## MIDDLE STREET, LONDON, EC1A 7JA

Asking Price £640,000

2 Bedrooms | 1 Bathrooms | For Sale

### Property Features

- Two Bedrooms
- Modern Bathroom
- First Floor
- Opposite the new Elizabeth Line Station
- EPC Rating: C
- Fitted Kitchen
- Gas Central Heating
- Security Entry
- Close to St Pauls and The Barbican

Fantastically central and convenient location situated just off West Smithfield, MIDDLE STREET is close to St Pauls and The Barbican.

Situated on the first floor of this period building is this TWO BEDROOM apartment. This property offers reception room and open plan fitted kitchen, two bedrooms and a modern bathroom.

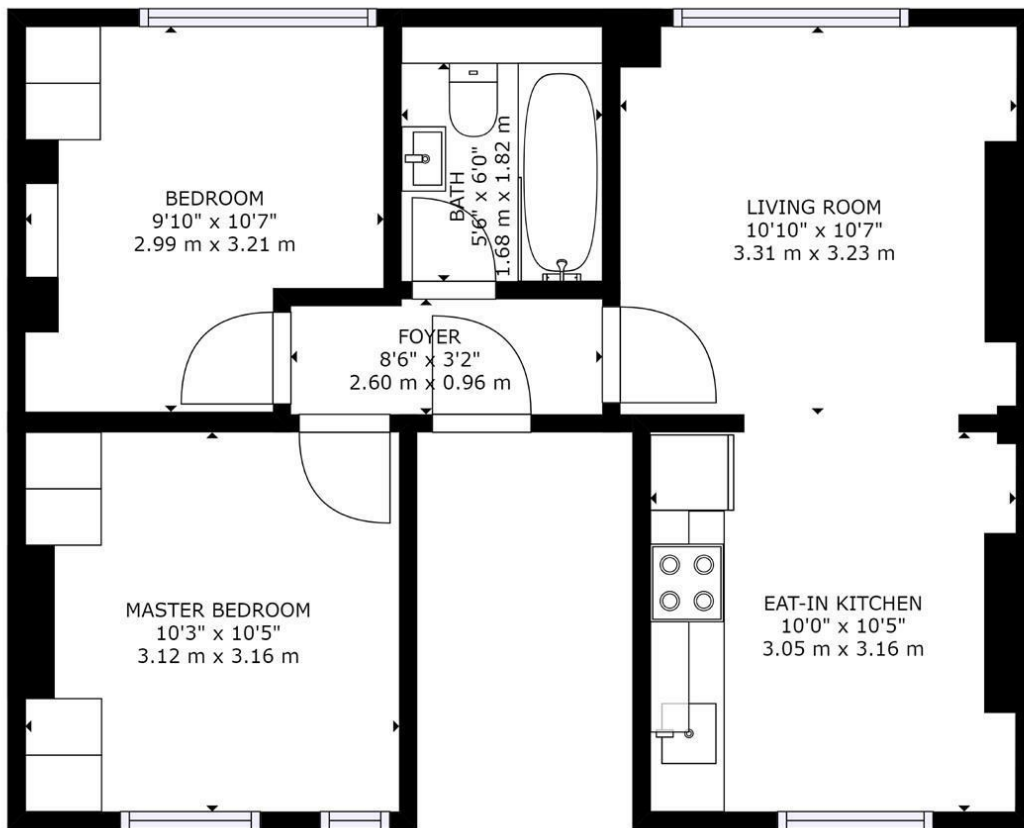
Situated just off West Smithfield close to St Pauls in a very central CITY location also close to FARRINGDON (Circle Line), St PAUL'S (Central Line) and the new ELIZABETH LINE STATION which is only 200 YRDS away at Farringdon offering excellent connections to Bond Street and Heathrow.

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 and The Barbican Arts Centre.

Lease: 125 years from 2015 Service Charge: £1100.23 Ground Rent £250 per annum

Council Tax: Band F - £1759.18

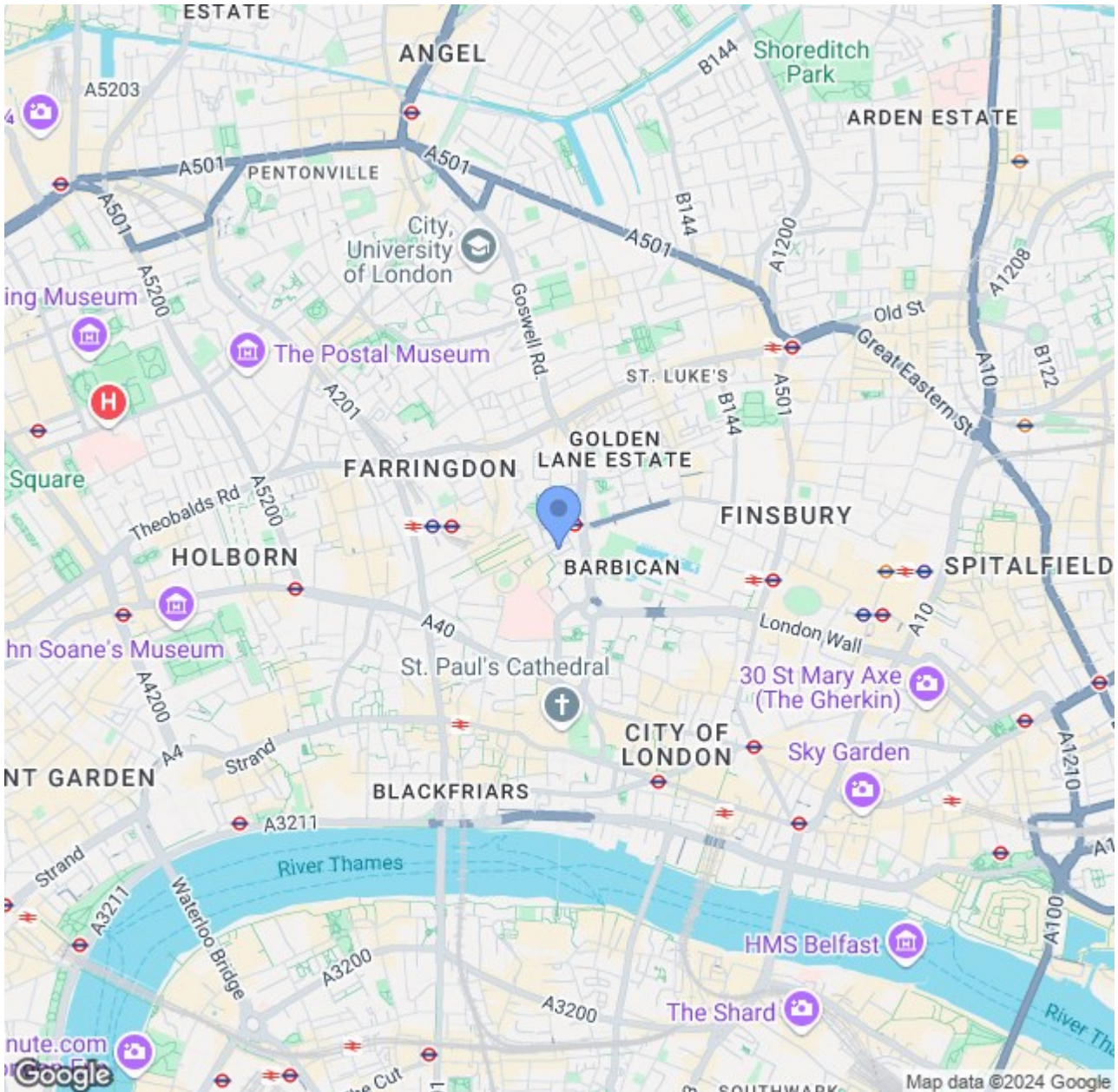




FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 508 sq ft, 47 m<sup>2</sup>  
 TOTAL: 508 sq ft, 47 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





## CONTACT US ABOUT THIS PROPERTY

122 Newgate Street, London, EC1A 7AA

T: 020 7600 0026

F: 020 7600 0025

E: [property@scottcity.co.uk](mailto:property@scottcity.co.uk)



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	