



FLORIN COURT, LONDON, EC1M 6ET

Asking Price £315,000

0 Bedrooms | 1 Bathrooms | To Let

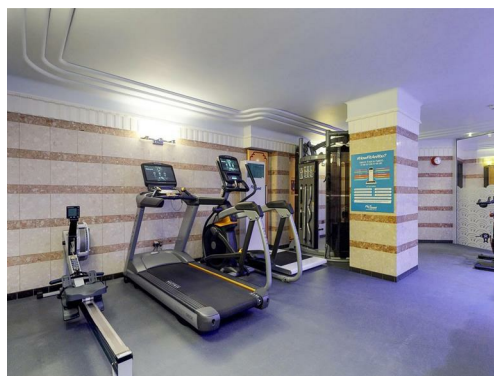
Property Features

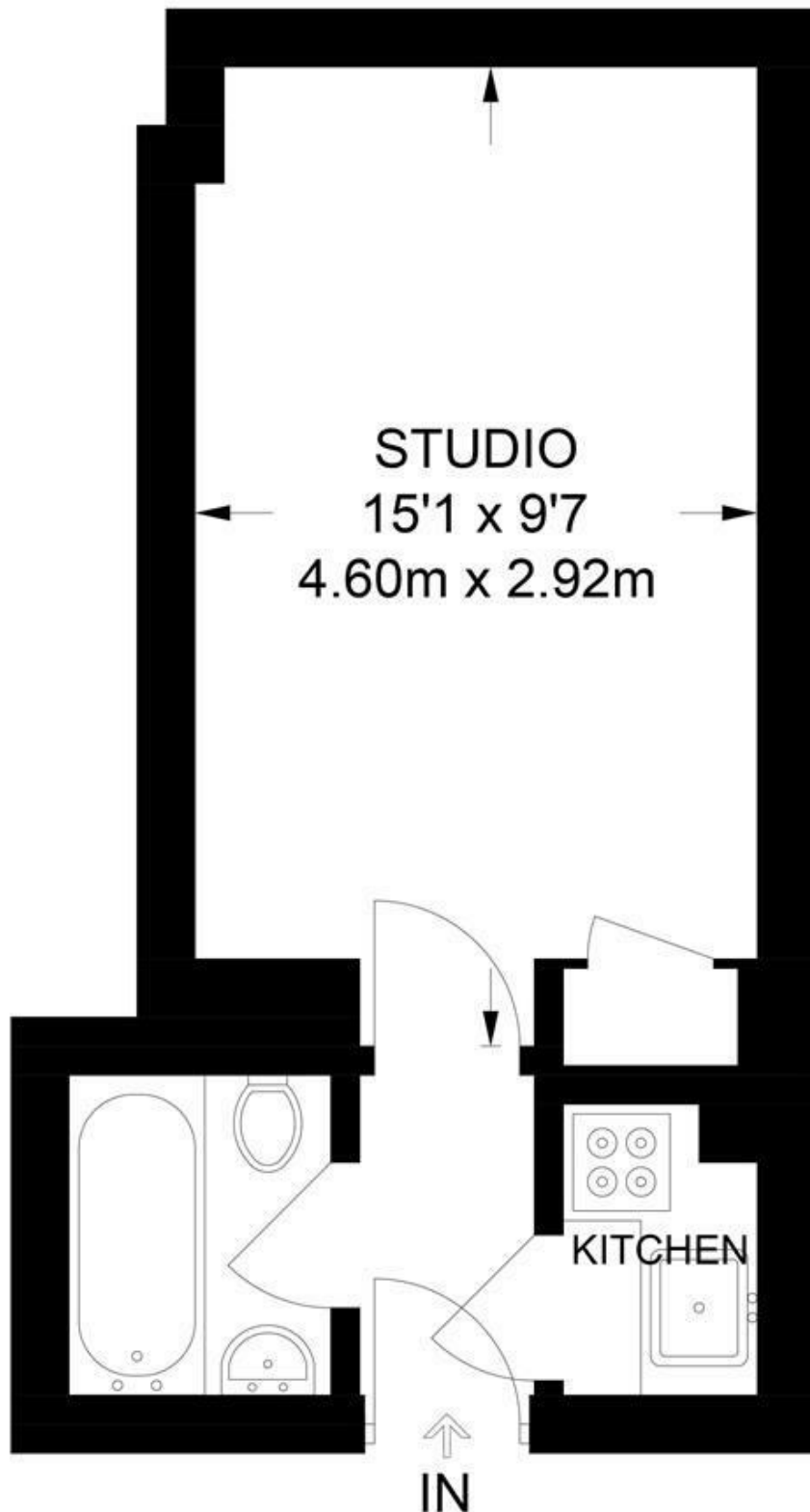
- Studio Apartment
- Second Floor
- Furnished
- Communal Roof Terrace
- Carpeted Flooring
- Fitted Kitchen
- Communal Swimming Pool
- Security Entry System

Located in the historic and extremely charming area of Charterhouse Square is this amazing Art Deco building named Florin Court, it may be more famously known as the fictional home of TV detective Hercules Poirot. The STUDIO APARTMENT that we are offering is situated on the SECOND FLOOR. The property comprises of main studio room, small separate kitchen, hallway and bathroom. Other key features of this building include a LEISURE AREA, which includes a SWIMMING POOL, sauna and recently refitted small GYM there is also right of access to the ROOF GARDEN which boasts wonderful views over the capital.

FLORIN COURT is situated close to BARBICAN station, St PAUL'S (Central Line) and the new Crossrail Station at 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 many shops, restaurants and bars. The Barbican Arts Centre with its various bars, restaurants, theatre, cinema's, gallery and library is within easy walking distance.

Lease: 999 Years from 2017 Service Charge: £3740.00 per annum Local Authority: Islington
N.B. There are reserve fund payments to be made annually for the next few years whilst major works are carried out on the building. Reserve Fund payments £3150 per annum
Council Tax: Band C = 1,707.13 per year (25% discount for single occupancy).

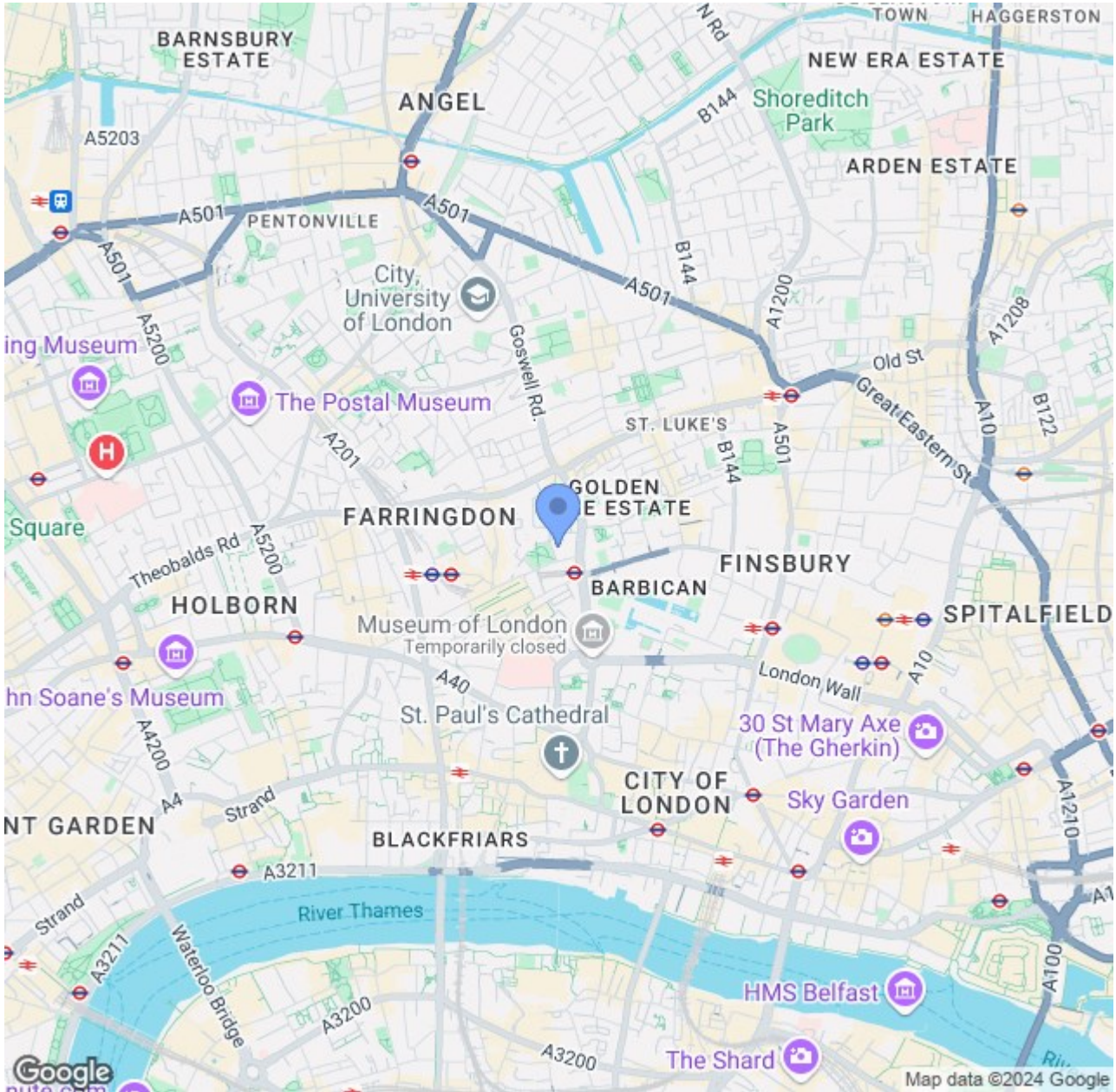




THIRD FLOOR

APPROXIMATE GROSS INTERNAL AREA
226 SQ FT / 21.0 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		75	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	