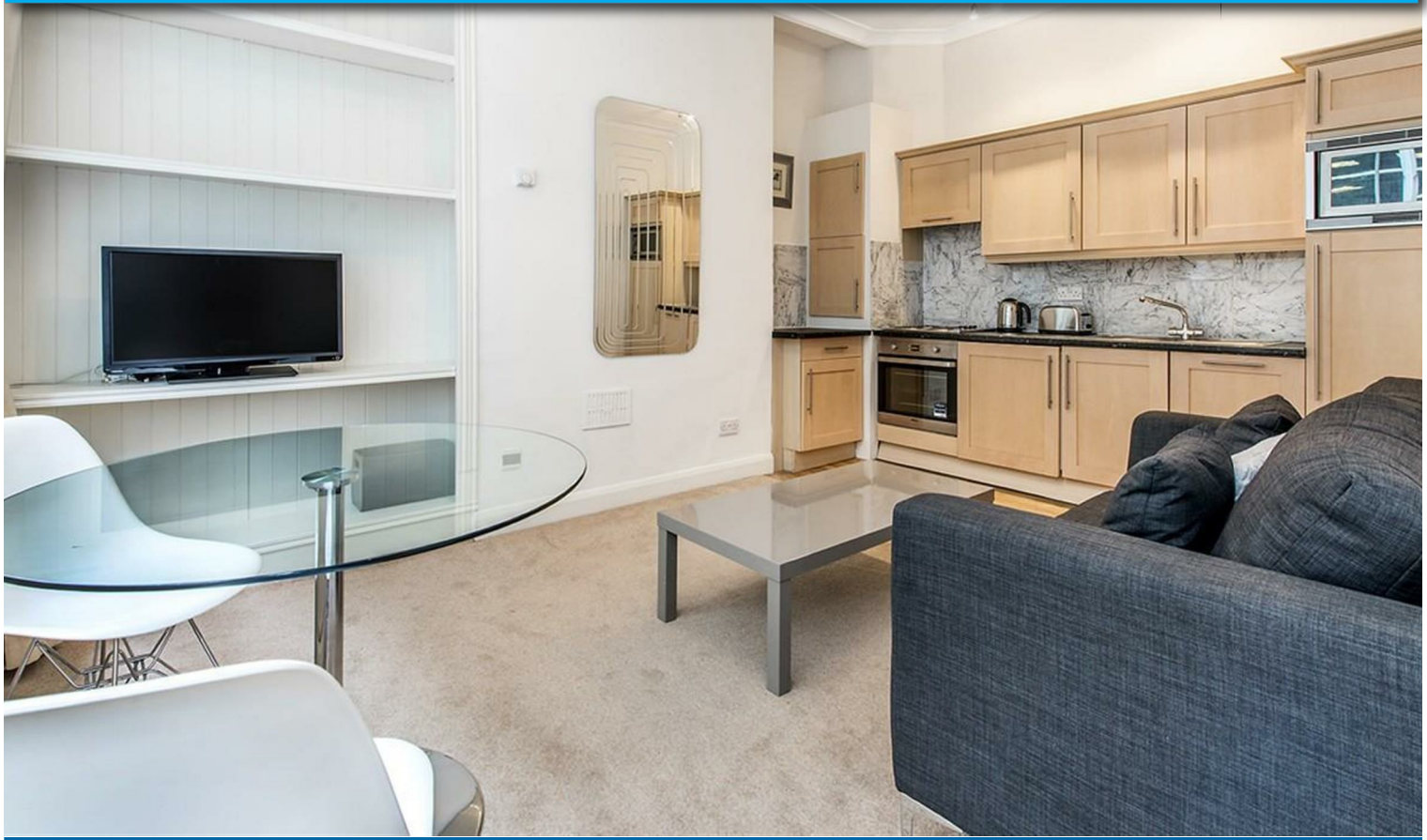




46- 48 CARTER LANE, LONDON, EC4V 5EA

Guide Price £390,000

1 Bedrooms | 1 Bathrooms | For Sale

Property Features

- One Bedroom Apartment
- Large Sash Picture Windows
- High Ceilings
- For Sale by Modern Auction – T & C's apply
- The Modern Method of Auction
- Open Plan Kitchen/Living Area
- Fitted Kitchen
- EPC Rating: D
- Buyers fees apply
- Subject to Reserve Price

Situated on the cobble stoned street of Carter Lane is this one-bedroom apartment, on the first floor of a small residential conversion. The property consists of one double bedroom with ample wardrobe space, an open plan kitchen/living room and a separate bathroom and benefits from plenty of character, including large sash windows and high ceilings.

Carter Lane is close to St Pauls in a very central CITY location also close to BLACKFRIARS (Circle Line), St PAUL'S (Central Line) Mansion House and the new Crossrail 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.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

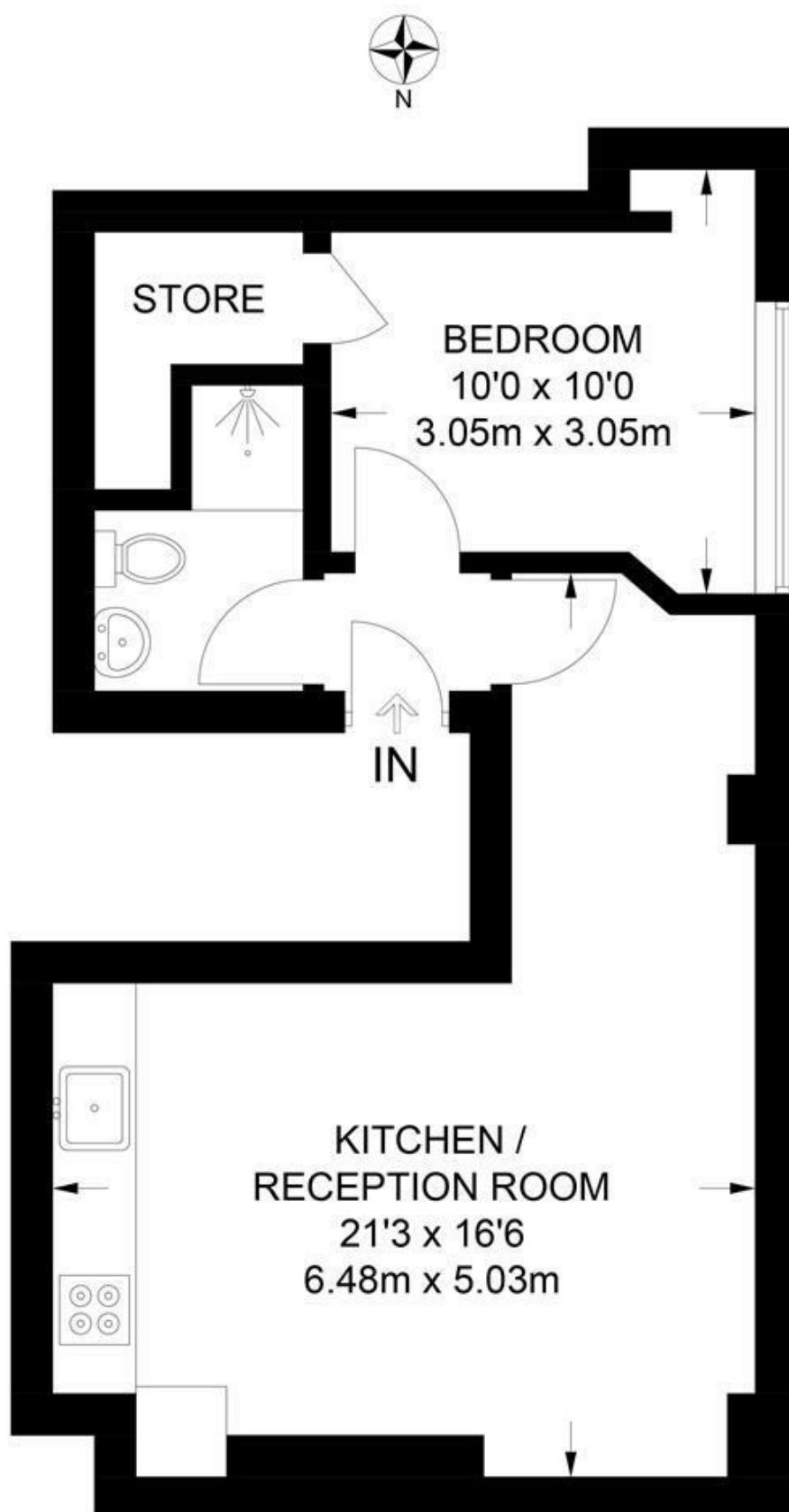
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken.

Lease: 4th June 2001 for 125 years – Service Charge £500 per annum Ground rent is £150.00 PA.

Council Tax Band D: £1,274

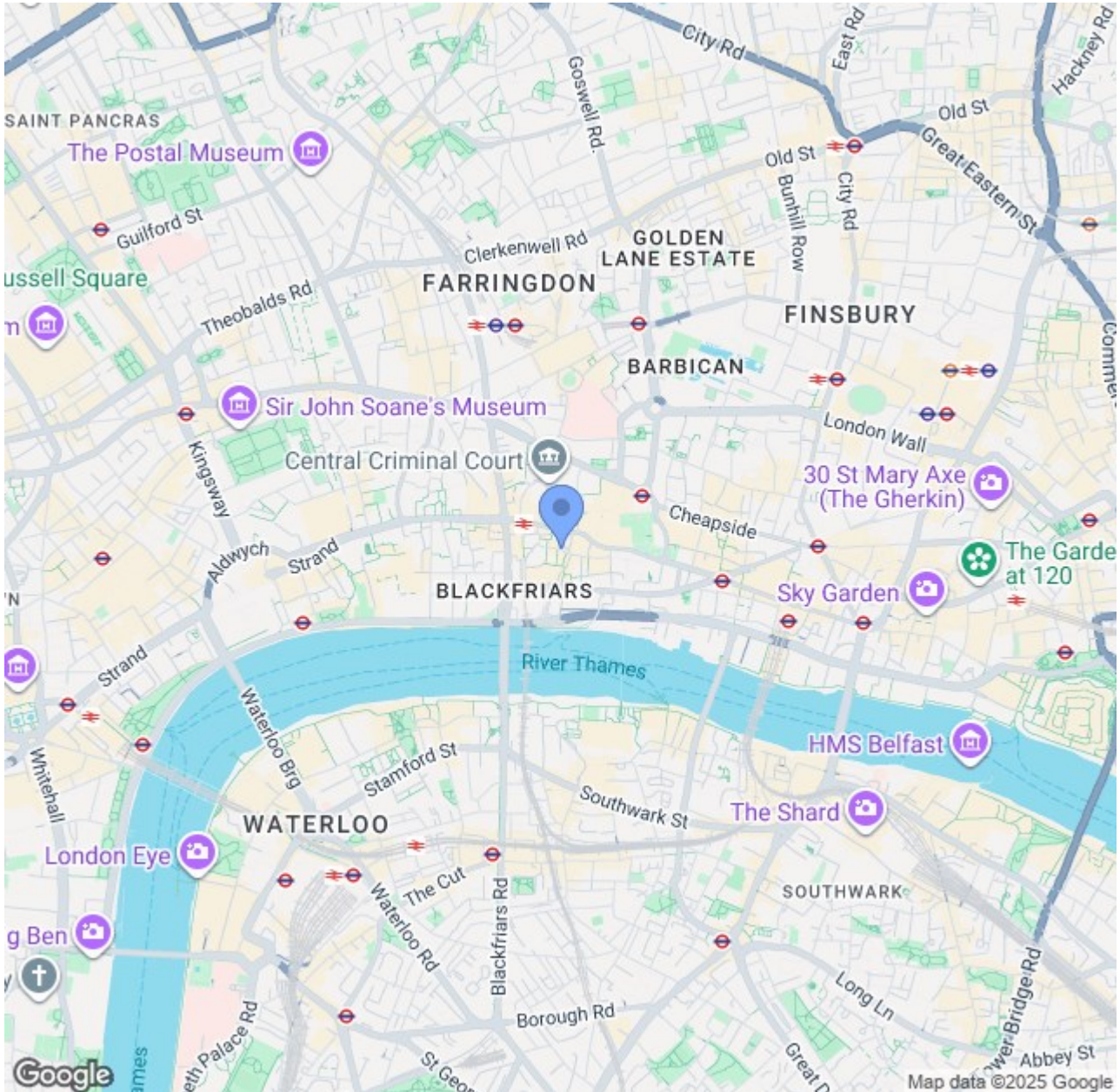




FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA
402 SQ FT / 37.4 SQ M

This plan has been drawn for illustrative and identification purposes only.



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	