



## 10 HOSIER LANE, LONDON, EC1A 9LS

Asking Price £375,000

1 Bedroom | 1 Bathrooms | For Sale

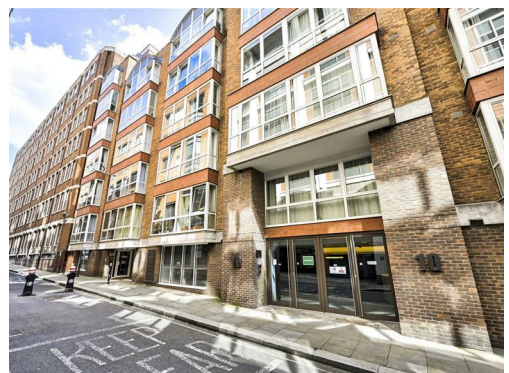
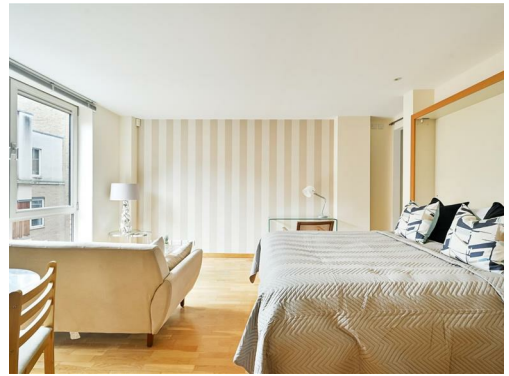
### Property Features

- Studio Apartment
- Wood Flooring
- Well Fitted Kitchen
- Underfloor Heating
- 5th Floor
- Fully Tiled Shower Room
- 24 Hour Porter
- Close to St Pauls

Situated on the fifth floor of Hosier Lane is this LARGE STYLE STUDIO apartment measuring approx. 366 sq. feet (34 sq. m). These apartments offer high quality features and fine detailing which include sealed wood floor with underfloor heating, fully fitted kitchens with all appliances included and fully tiled wet room. Hosier Lane is situated in the heart of West Smithfield between St Pauls and Chancery Lane. This Luxury development offers 24 hour portorage with impressive main entrance.

This development offers 24 hour portorage and 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 ELIZABETH LINE 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 sixty shops, restaurants and bars.

Lease: 999 years from 2002 Service Charge: £3336.00 per annum Ground Rent: £250 per annum



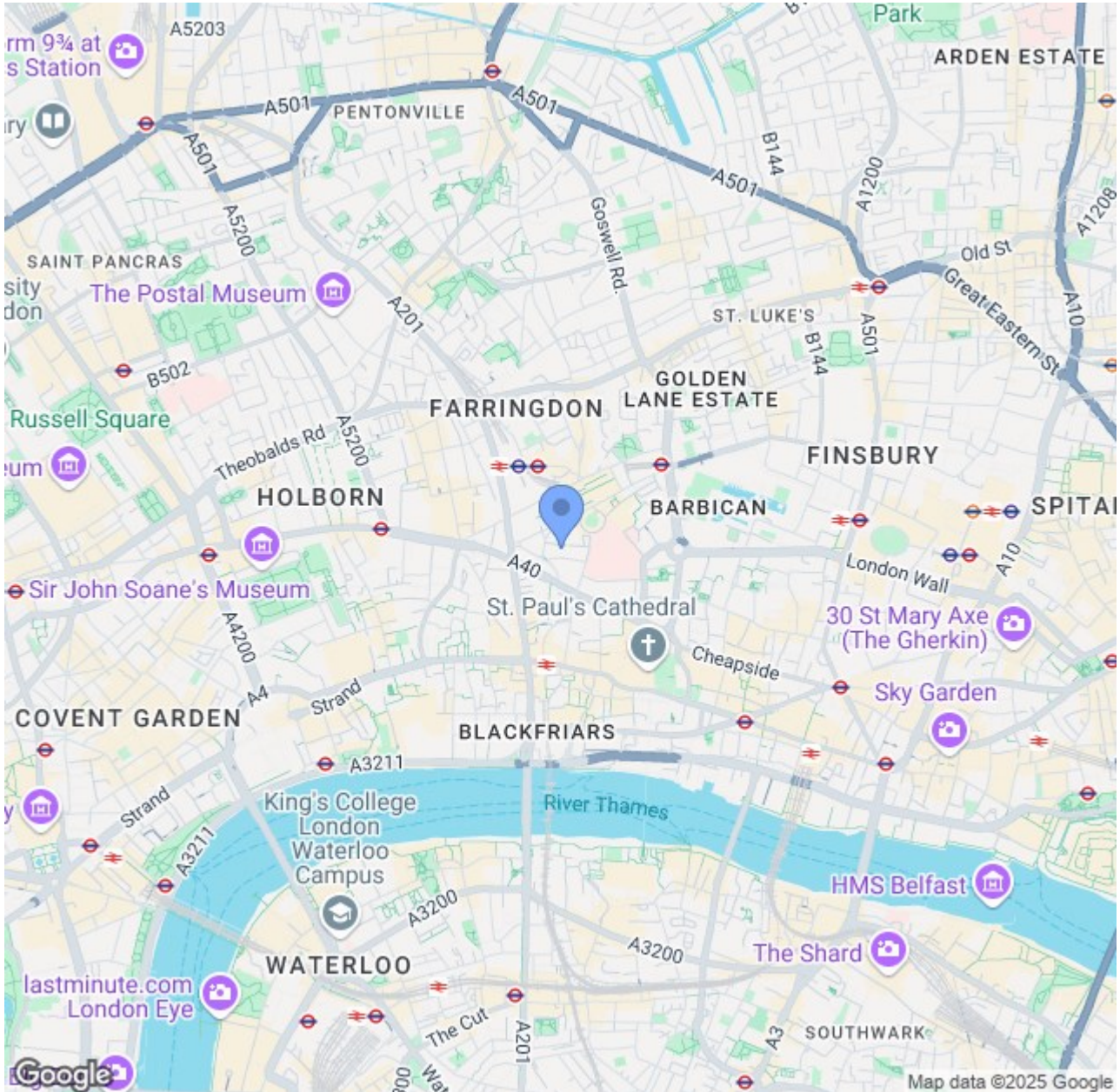


## FIFTH FLOOR

APPROXIMATE GROSS INTERNAL AREA  
358 SQ FT / 33.3 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               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 84                      |
| (69-80) <b>C</b>                            | 70      |                         |
| (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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |