



, BARBICAN, EC2Y 8DQ

£474 Per Week

0 Bedrooms | 1 Bathrooms | To Let

## Property Features

- Large Style Studio Flat
- Balcony
- Available Now
- Close to Barbican Station
- East Facing
- Furnished
- Close to Moorgate Station
- Modern Finish Throughout

Situated within Breton House is this large style (approx. 440 sq ft) studio apartment. The property has an easterly aspect that faces out towards the children's junior school on Whitecross Street a view that can also be enjoyed from the private balcony. The flat is furnished throughout with modern contemporary furnishings which include a double bed, wooden flooring finishes off the modern look. The kitchen is re-fitted but the bathroom is original but has been kept to a very high standard. Other key features of this property include underfloor heating which is included in the rent.

BRETON HOUSE is situated close to MOORGATE (Northern Line), St PAULS ( Central line ) and the new ELIZABETH LINE Station at Moorgate. 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 various shops, restaurants and bars. The Barbican Arts Centre with its many bars, restaurants, theatre, cinema's, gallery and library is within easy walking distance along the covered podium that makes up the Barbican Estate.

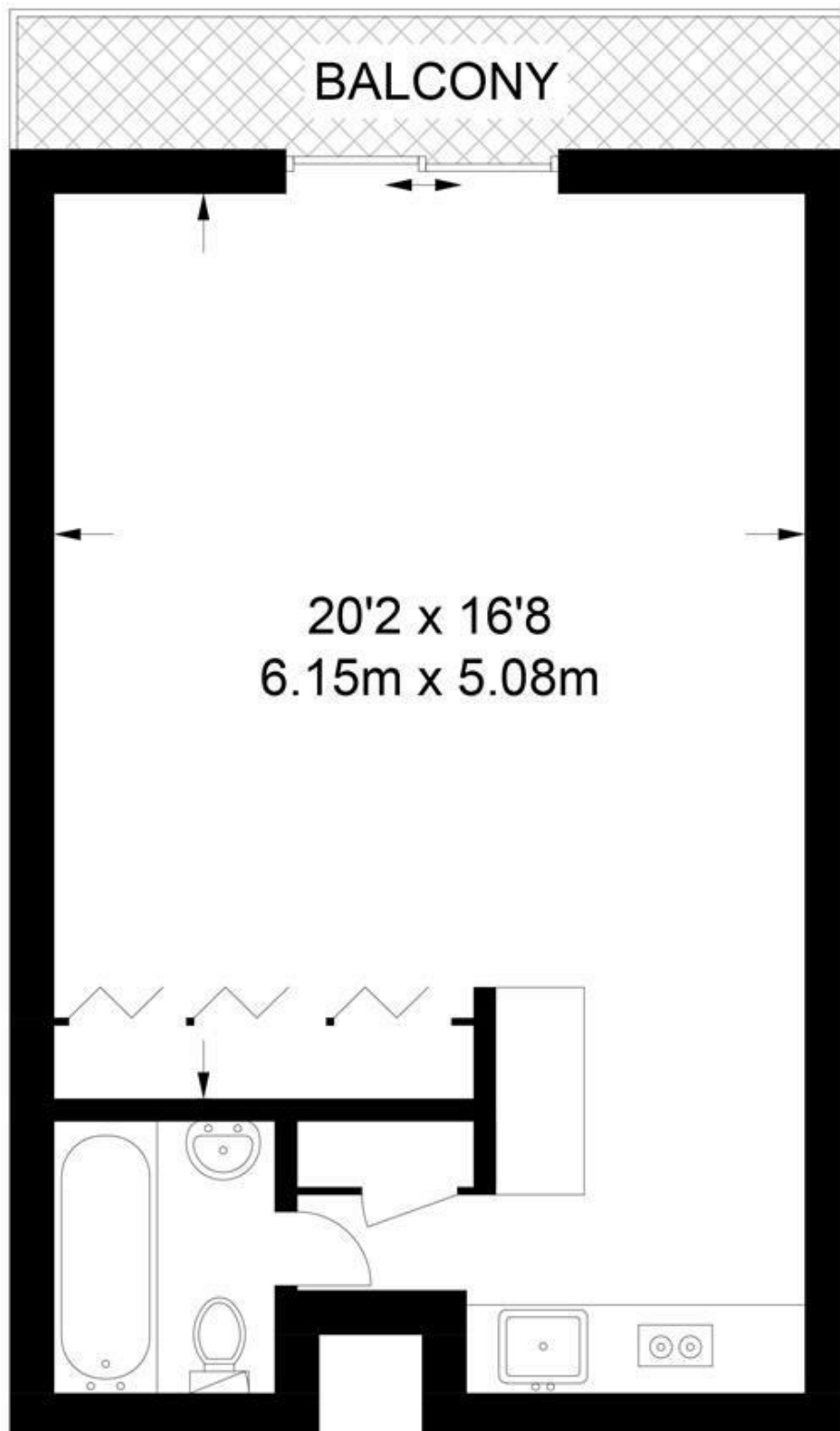
Deposit: 5 Weeks Rent

No Agency Fee

Tenancy: 12 month contract

Council Tax Band D: £1,274.07 per annum (25% discount for single occupancy)



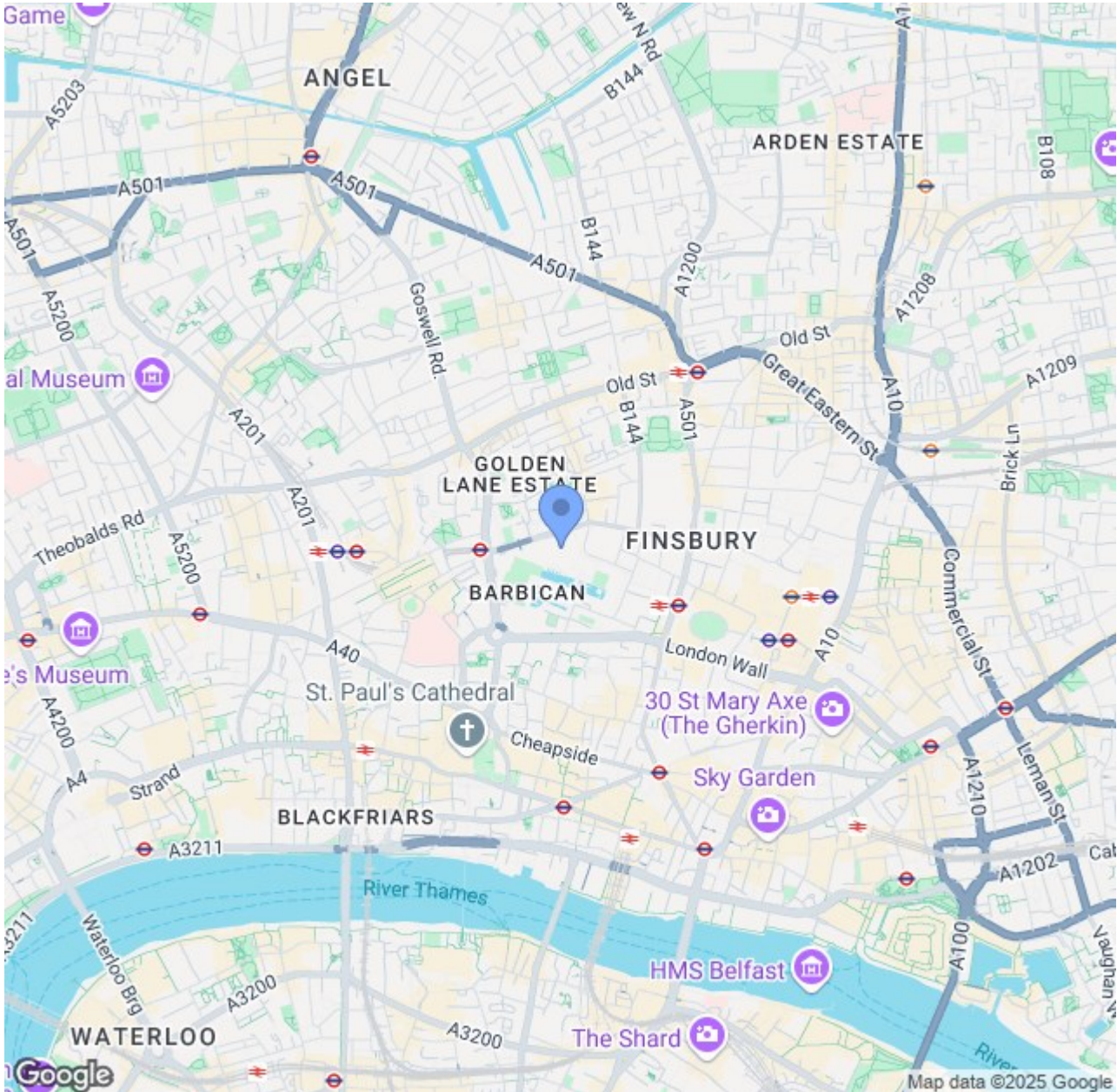


## SECOND FLOOR

**APPROXIMATE GROSS INTERNAL AREA**  
**440 SQ FT / 40.9 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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	73
(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	