



## 6-9 CHARTERHOUSE SQUARE, LONDON, EC1M 6ET

Asking Price £315,000

1 Bedroom | 1 Bathrooms | For Sale

### Property Features

- Studio Apartment
- Swimming Pool
- Roof Terrace
- Re Fitted Bathroom
- Close to Barbican
- Second Floor
- Gym and Sauna
- Re Fitted Kitchen
- Long Lease
- Next door to Elizabeth Line Station

Situated on the historic Charterhouse Square is this beautifully presented studio flat on the second floor of one of London's most iconic Art Deco buildings, Florin Court.

The studio comprises of an entrance hall, an L-shaped studio room with a separate re-fitted shower room and re-fitted kitchen.

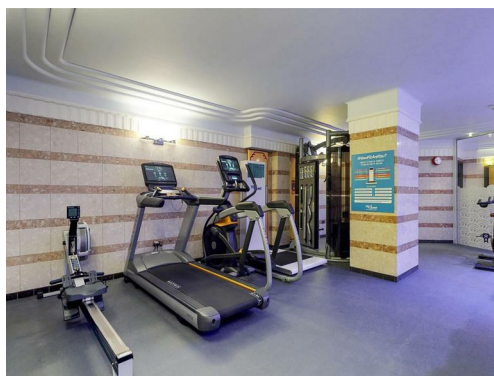
Florin Court is renowned not only for its striking 1930s architecture but also for its unique amenities, including a residents' swimming pool and sauna, a rooftop terrace with panoramic views of the London skyline as well as a day porter.

Located in the heart of Clerkenwell, just minutes from Barbican and Farringdon stations, the property offers excellent transport links including Elizabeth Line, Circle, Hammersmith & City, and Metropolitan lines.

Within walking distance are Waitrose, Marks & Spencer Sainsburys and Tesco. Also within easy reach are St. Paul's Cathedral, The River, South Bank, Tate Modern, and the One New Change Shopping Complex with a great offering of shops, restaurants and bars. The Barbican Arts Centre with its many bars, restaurants, theatre, cinema's, gallery and library is within easy walking distance.

Lease: 999 Years from 2019 Service Charge: £3,887 per annum Local Authority: Islington

N.B. There are reserve fund payments of £1,575 per half year to be made annually for the next few years



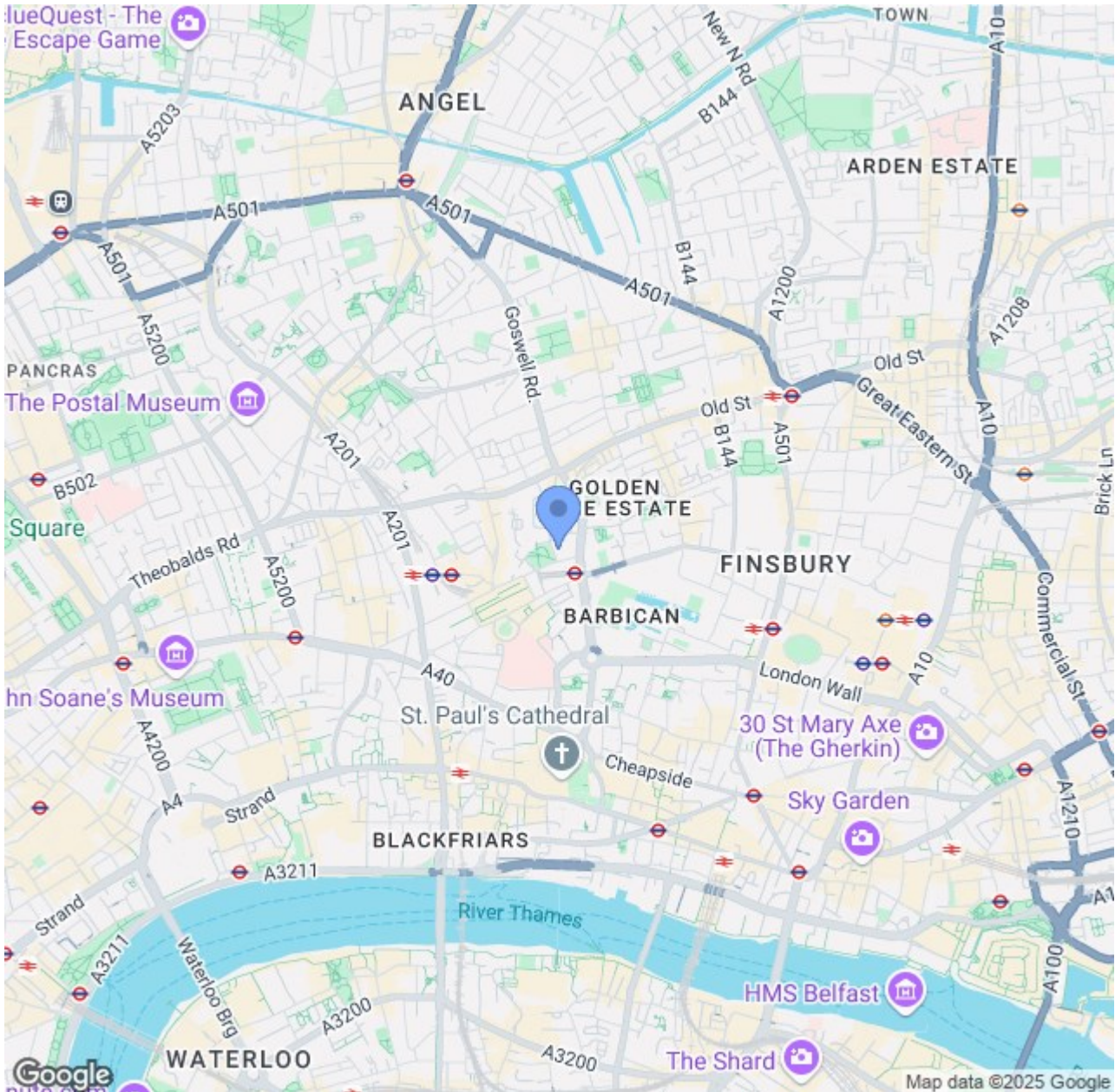




## SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA  
312 SQ FT / 29.0 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
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		
England & Wales		EU Directive 2002/91/EC