



## 35 BUSH LANE, LONDON, EC4R 0AW

Asking Price £450,000

1 Bedrooms | 1 Bathrooms | For Sale

### Property Features

- Second Floor
- High Ceilings Very Light
- Next to Bank Station
- Sash Windows
- One Bedroom Apartment
- Great City Location
- Close to the River Thames
- Chain Free

Scott City are pleased to present this superbly located one bedroom apartment. This second floor property offers a good-sized reception room with large sash windows, an open plan fitted kitchen and a fully fitted bathroom. The double bedroom offers a good amount of natural light as well as built in storage.

Bush Lane is a small conversion development of a Victorian building offering prime City living and character.

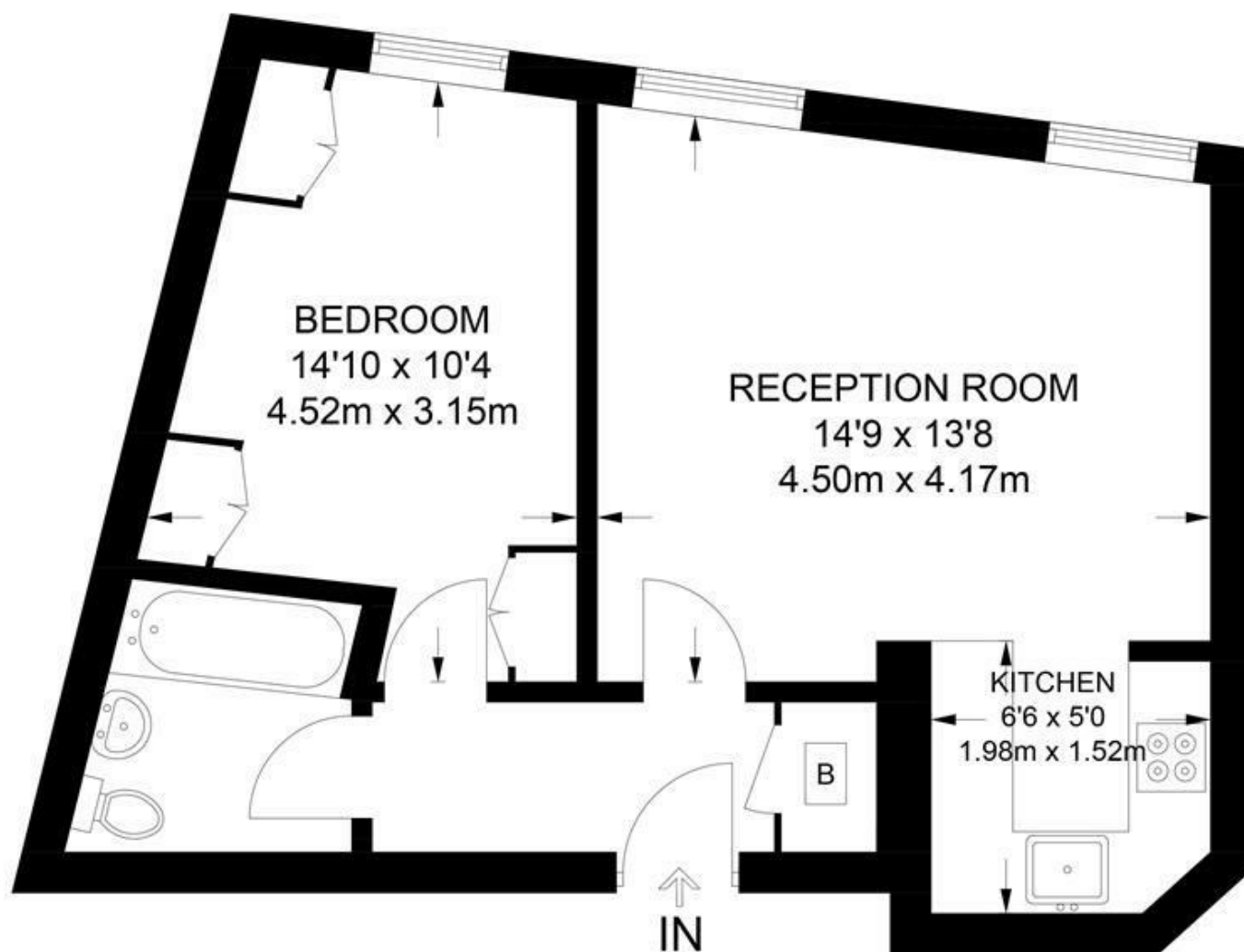
This property is vacant and offered chain free.

Bush Lane is located in the heart of the City of London and conveniently situated next to Cannon Street Station. The Bloomberg Arcade is opposite, with its numerous restaurants. The River Thames' is moments away by foot. Marks & Spencer and Tesco are located nearby. St. Pauls' Cathedral, The River, South Bank, Tate Modern, and the One New Change Shopping Complex with many shops, restaurants and bars are all within easy reach.

Transport wise, the area is well connected with Bank (Central, Northern, Waterloo & City lines, plus the DLR), Monument (District and Circle lines), Mansion House (District and Circle lines) all within walking distance.

Lease: 150 years from 1998 Service Charge: £3,200.00 per annum Ground Rent: £250 per annum  
Council Tax Band E - £1,557.20 per annum



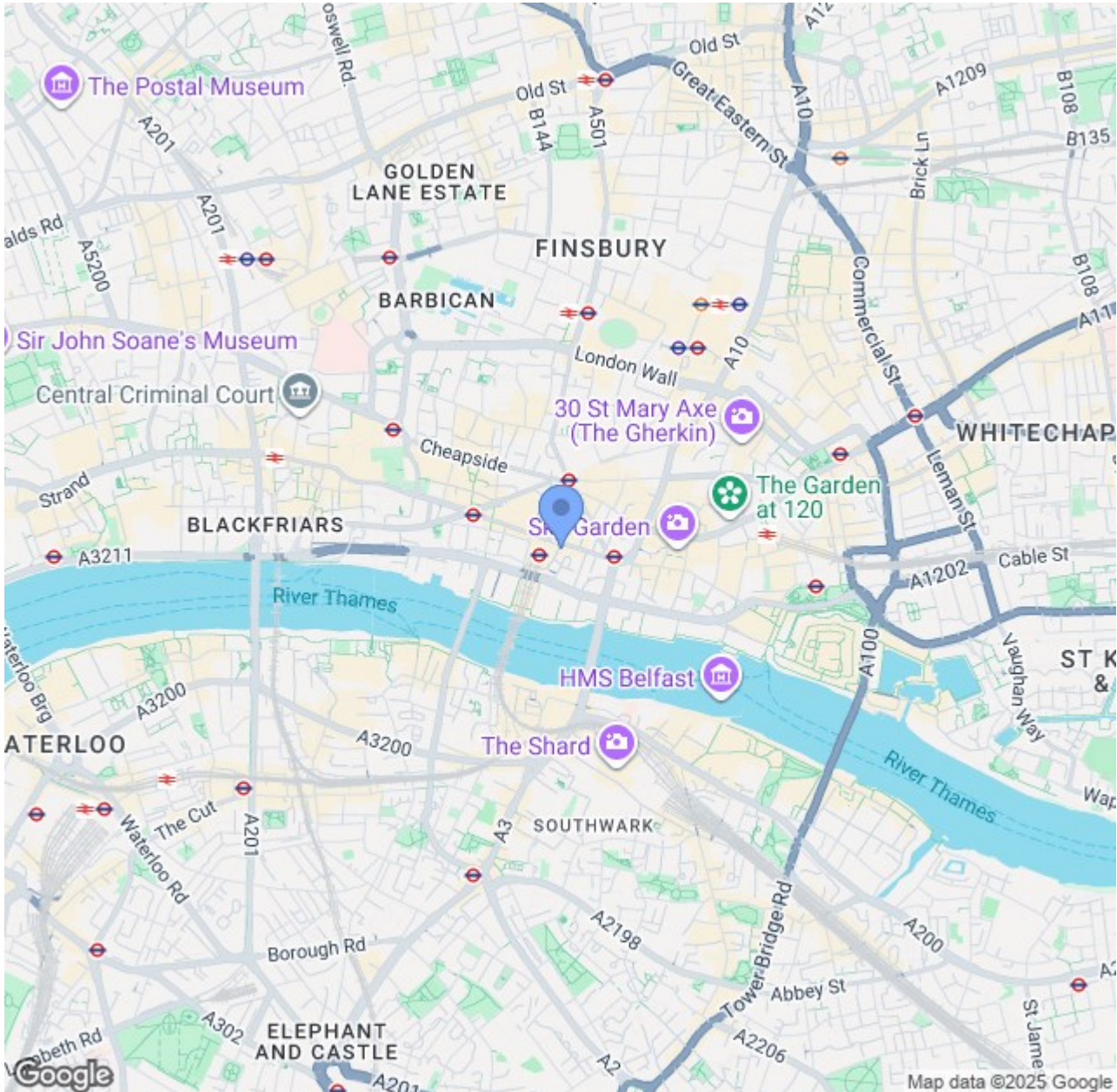


## SECOND FLOOR

**APPROXIMATE GROSS INTERNAL AREA**  
**457 SQ FT / 42.5 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		
<b>England &amp; Wales</b>	71	80
EU Directive 2002/91/EC		