



BURGON STREET, LONDON, EC4V 5DR

Asking Price £695,000

2 Bedrooms | 1 Bathrooms | For Sale

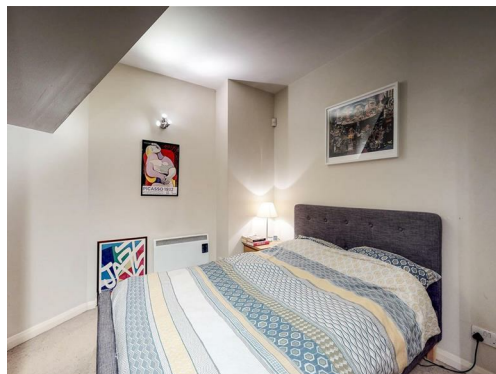
Property Features

- Two Bedroom
- Fitted Kitchen
- Quirky Layout
- Central City Location
- EPC Rating: E
- Duplex Apartment
- Bathroom
- Some High Ceilings
- Close To St Pauls
- Service Charge: £3150 per annum Ground Rent: £250 per annum

This two bedroom duplex apartment is located close to St Pauls Cathedral in a historic part of the City just off Carter Lane. The property benefits from its own private front door at street level. The living area is spacious with high ceilings and off the living room is a fully fitted kitchen. The property is quirky in its layout and offers a further two bedrooms, one being accessed by a spiral staircase which also leads you to the bathroom at lower ground floor level.

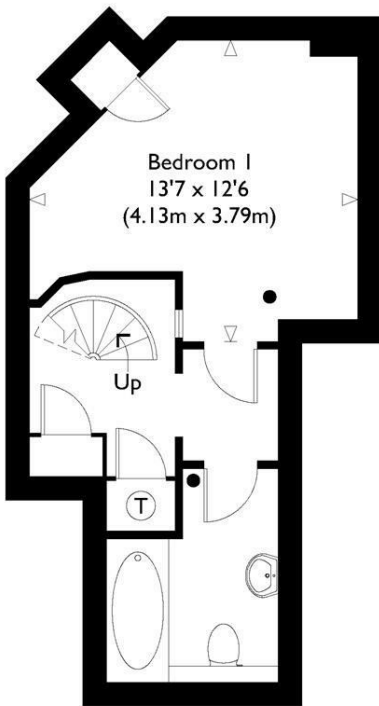
Burgon Street is very close to St Pauls Cathedral in a very central CITY location also close to BLACKFRIARS (District and Circle Line), St PAUL'S (Central Line) MANSION HOUSE (District and Circle) and the new CROSSRAIL station at MOORGATE and FARRINGDON (under construction, due 2021). Within walking distance are Waitrose, Marks & Spencer and Tesco. Also within easy reach are The River, South Bank, Tate Modern, and the One New Change Shopping Complex with sixty shops, restaurants and Bars.

Lease: 999 years from 1997 Service Charge: £3150 per annum Ground Rent: £250 per annum

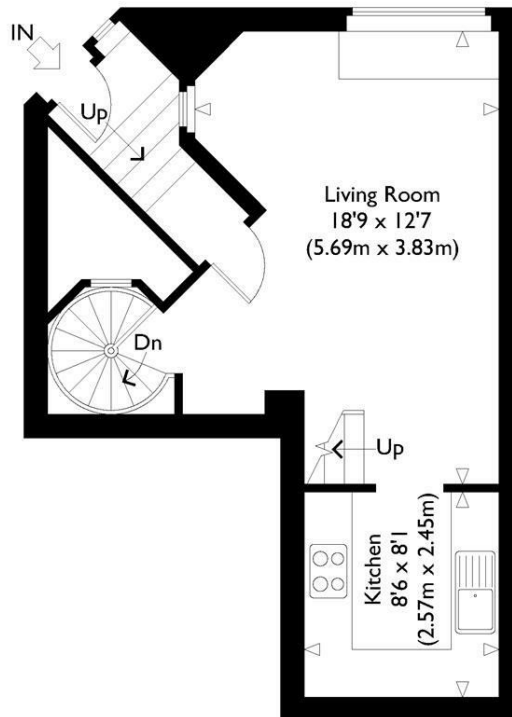


Prepared for Scott City

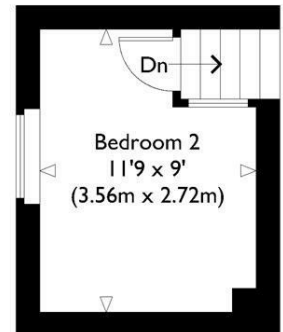
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Level - 1



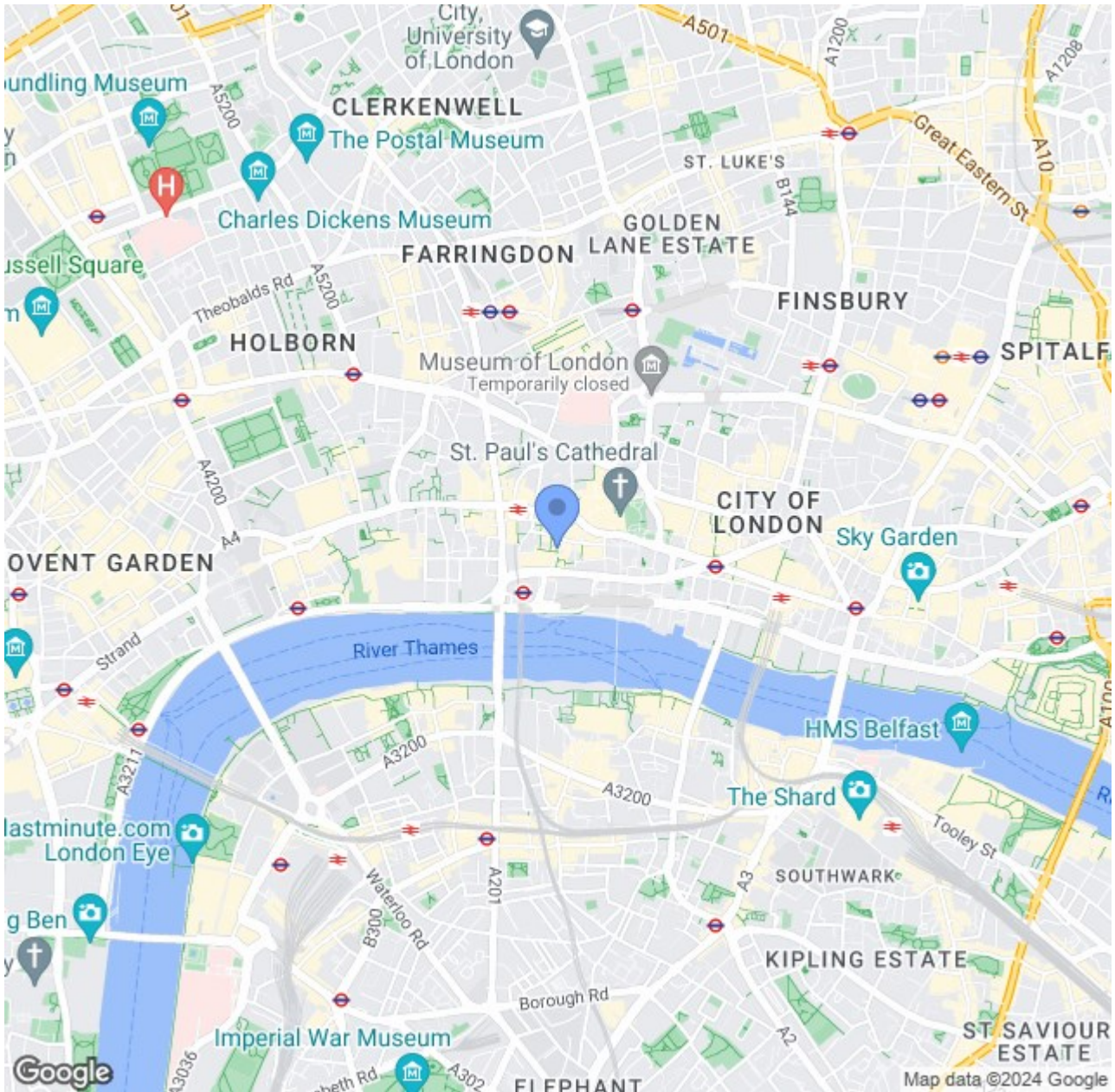
Ground Floor



First Floor

Approximate Gross Internal Floor Area : 725 sq ft / 67.4 sq m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by R.I.C.S. Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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			
(55-68) D			
(39-54) E		41	55
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	