



# Fleet Street

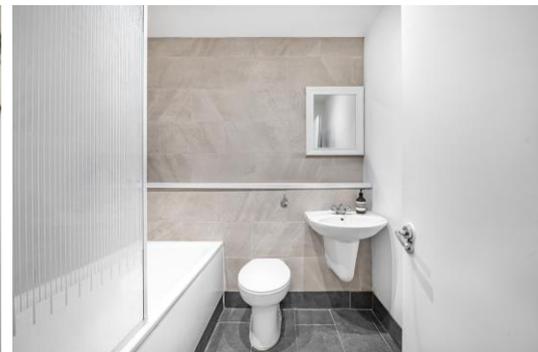
EC4A

Asking Price £635,000

Tucked within Hind Court—one of Fleet Street's quaintly named medieval alleys that have threaded through this neighbourhood since the 16th century—this charming two-bedroom flat occupies a slice of London history that few addresses can match.

The apartment sits on the second floor of this characterful conversion, offering 643 square feet of thoughtfully configured space. The layout reveals its strengths immediately: a generous reception room measuring nearly fifteen feet square anchors the flat, its pale oak flooring and lofty ceilings creating a sense of light and space that belies the square footage. Large sash windows flood the room with natural light. The proportions are handsome enough to accommodate both dining and living areas without compromise—a rare feat at this size. From here, the accommodation flows logically—a good-sized principal bedroom, a second bedroom that works equally well as a study or guest room, and a well-appointed bathroom. The separate kitchen, while compact, is perfectly formed for modern city living.

**CHESTERTONS**



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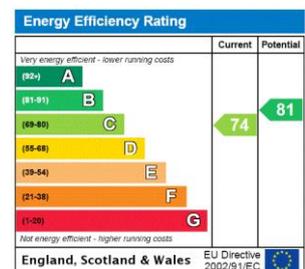
The location is nothing short of exceptional. Step outside and you're positioned at the very crossroads of London's oldest boroughs—the City to the east, the West End a short stroll west. The Royal Courts of Justice stand nearby, St Paul's Cathedral rises to the east, while Covent Garden's theatres and the Royal Opera House are moments away on foot.

This is a neighbourhood layered with centuries of stories. The narrow medieval plots that line Fleet Street have housed everyone from the Bishops of Salisbury to Samuel Pepys' bankers, from 18th-century coffee houses where journalists plotted the repeal of paper duty to the great newspaper dynasties that made this street a byword for the press. Today, the street has evolved into a vibrant mix of heritage architecture, respected institutions, and the kind of independent restaurants and boutiques that thrive in streets with genuine character.



Transport connections are exceptional even by central London standards. Chancery Lane, Blackfriars, City Thameslink, and Temple stations are all within a two-minute walk, placing the West End, the City, and mainline connections to the rest of Britain at your fingertips. Yet for all its connectivity, Fleet Street retains an intimacy—those atmospheric courts and alleys, the ancient churches, the sense of walking through living history.

**Tenure:** Leasehold 97 years 3 months  
**Service Charge:** £6,565 per year  
**Ground Rent:** £300 per year  
**Local Authority:** City of London  
**Council Tax Band:** F



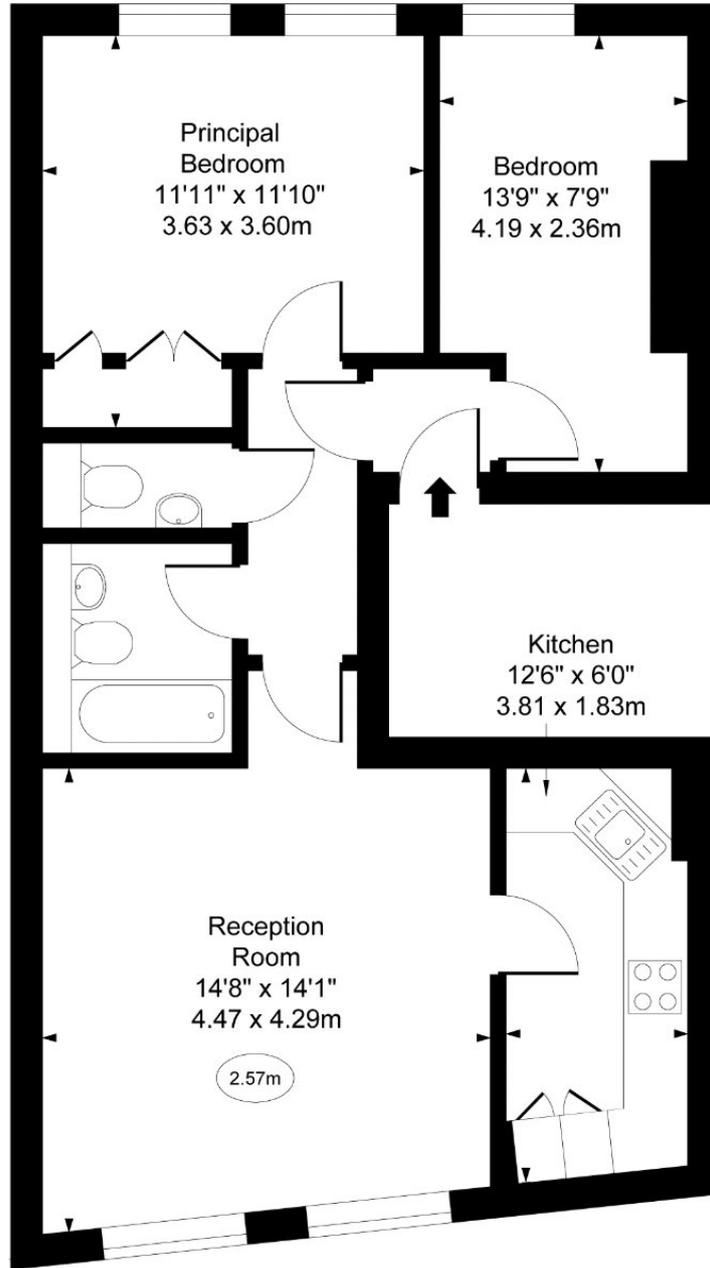
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# Fleet Street, EC4A



○ - Ceiling Height



Second Floor

Approx Gross Internal Area 643 Sq Ft - 59.73 Sq M

For Illustration Purpose Only - Not To Scale  
[www.goldlens.co.uk](http://www.goldlens.co.uk)  
Ref. No. 27042EH

