



# FIELDHOUSE

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## 18 Werna House, 31 Monument Street, London, EC3R 8BT

This one bedroom apartment is located on the 2nd floor of this sought after development in the heart of the City.

The property benefits from a fitted kitchen, spacious reception room, separate bathroom, integrated storage space and neutral decor throughout.

The building itself has a lift, secured entry phone system and a concierge. This property provides the comfort of a safe and secure private development whilst offering shopping amenities, bars, restaurants, and accessibility only a property in the City could achieve, with Monument Station just moments away.

It is within convenient walking distance from Cannon Street, Bank, Fenchurch Street as well as Tower Hill Station. It also offers fast access into Canary Wharf or London City Airport.

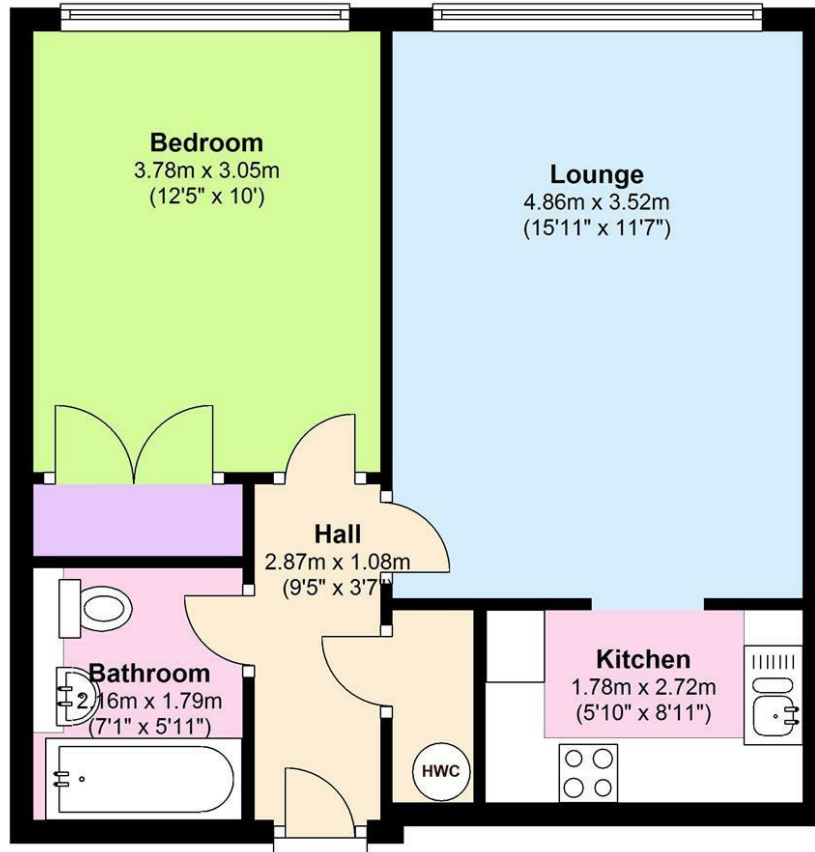
This flat would make an excellent first time buy, a pied-a-terre for the City worker, or a buy-to-let investment with the continued regeneration in the area.

- 2ND FLOOR APARTMENT
- SECURE ENTRY PHONE ACCESS WITH CONCIERGE
- LIFT ACCESS TO ALL FLOORS
- ONE DOUBLE BEDROOM
- RECENTLY REDECORATED WITH NEW CARPETS
- IDEAL FIRST TIME PURCHASE OF PIED-A-TERRE
- NO ONWARD CHAIN

**£450,000\***

## Second Floor

Approx. 44.7 sq. metres (480.8 sq. feet)



Total area: approx. 44.7 sq. metres (480.8 sq. feet)

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		80	81
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		69	70
EU Directive 2002/91/EC			



### FIELDHOUSE RESIDENTIAL LIMITED

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