

Frank Harris & Co.



London House, Aldersgate Street, EC1A

£950,000

A bright, larger than average two bedroom flat with the advantage of a south facing terrace with views towards the Shard. Situated on the 10th floor, the main bedroom has an en-suite shower room, door to the terrace and fitted cupboards, there is also a guest bathroom. The kitchen has integrated appliances and a separate dining area/study with a door to the terrace. The dual aspect reception room has an unusual vaulted ceiling.



All furniture available by separate negotiation.

The building itself includes a number of amenities for residents including a communal roof terrace, daytime concierge and two lifts. The lobby area was renovated recently to provide a more welcoming entrance for residents and guests alike.

Shopping facilities nearby include a full size Waitrose, Marks & Spencer and Tesco. Also within easy reach are St. Paul's Cathedral, One New Change Shopping Complex with a selection of shops, restaurants and bars.

Parking is available at a discounted rate for City of London residents nearby.

Situated on Aldersgate street but just a short walk away from the bars and restaurants of Clerkenwell including Club Gascon & Smiths of Smithfield. This fascinating area has been the setting for countless film and television productions over the years and makes for a brilliant place both to wander around and to soak up the local history.

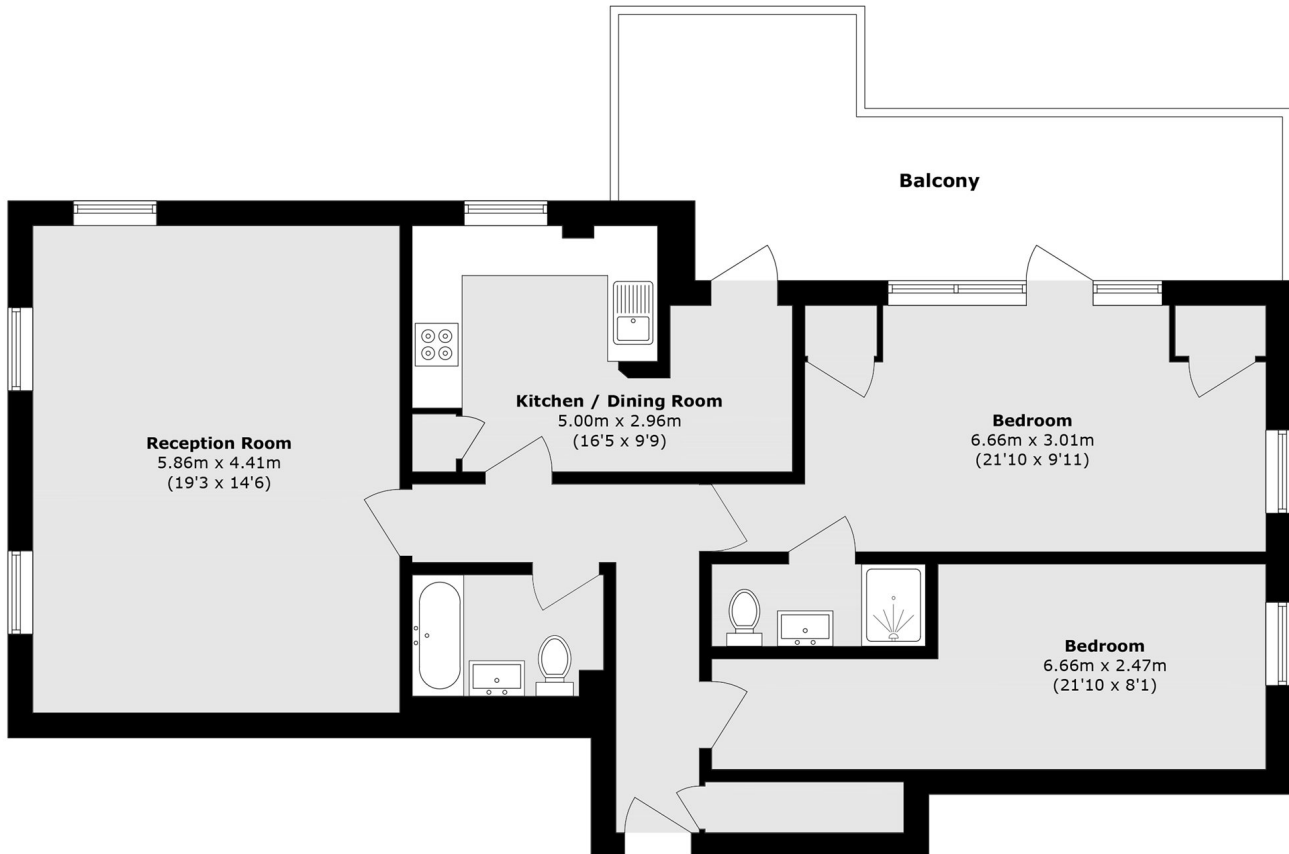
The Museum of London is relocating to West Smithfield in 2026 expecting to attract over one million visitors annually, the 900 year old Smithfield meat market will be relocating from 2028.

London House is located in the middle of the City, between St. Paul's and Barbican stations. Other nearby stations include City Thameslink and Farringdon.

- Two Bedroom Flat • South Facing Terrace • 10th Floor •
 - Long Lease SOFH • No Onward Chain • Concierge •
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Total area (approx.): 87.9 sq. m (946.1 sq. ft)
Balcony area (approx.): 18.4 sq. m (198.0 sq. ft)

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Energy Rating: E. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

