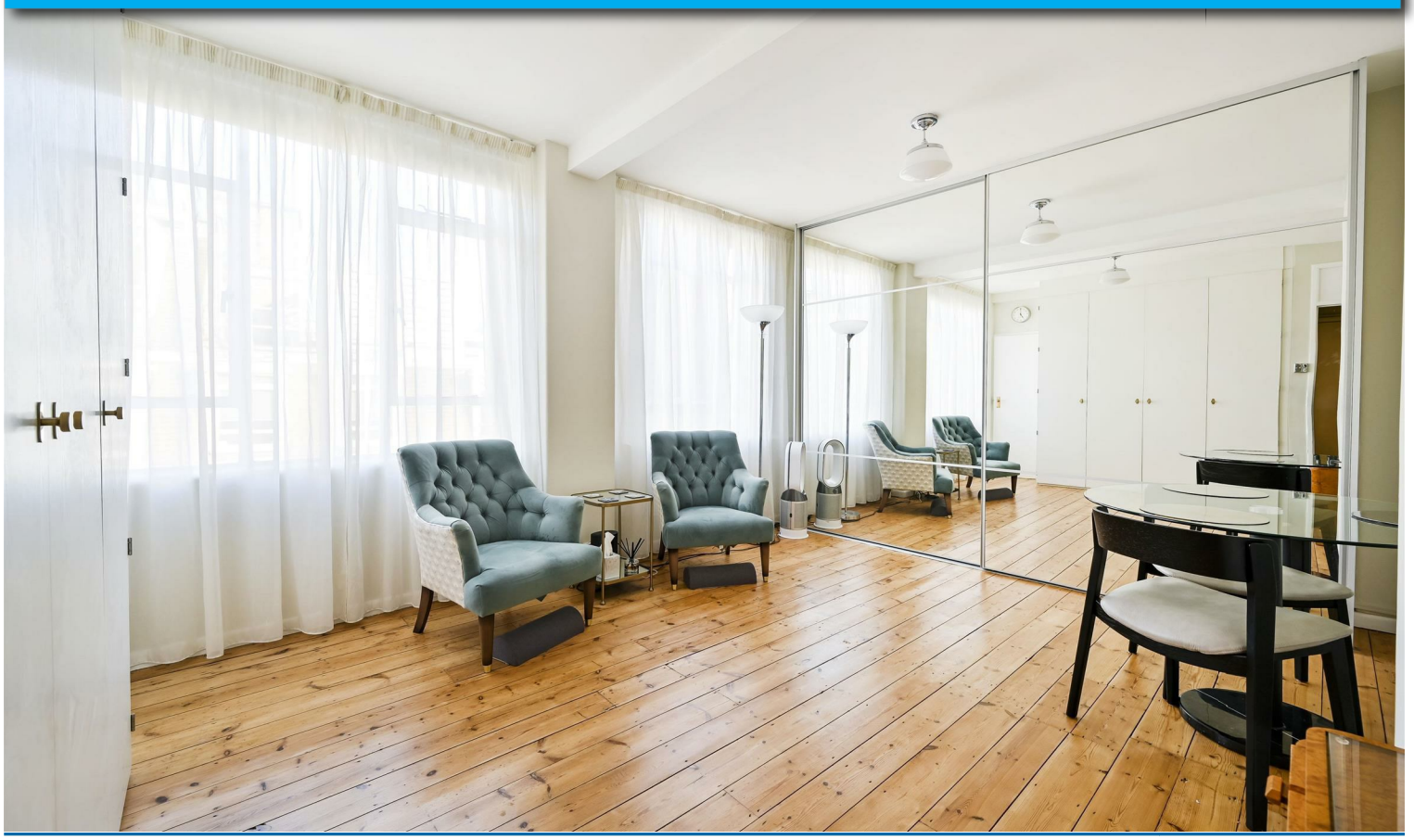
scott city residential



FLORIN COURT, LONDON, EC1M 6EX

Asking Price £310,000

null Bedrooms | 1 Bathrooms | For Sale

Property Features

- Studio Apartment
- Re Fitted Shower Room
- 5th Floor
- Good Storage
- Gym and Sauna
- Re Fitted Kitchen
- Pull Down Bed
- Excellent Condition
- Swimming Pool
- Next door to Elizabeth Line Station

Situated on the fifth floor of this amazing iconic Art Deco building named Florin Court, that may be more famously known as the fictional home of TV detective Hercules Poirot. This STUDIO APARTMENT is offered in excellent condition offering a refreshed kitchen, re-fitted shower room, pull down king-size bed and extensive storage.

Benefiting from a daytime porter, other key features of this building include a LEISURE AREA, which includes a SWIMMING POOL, sauna, and recently refitted small GYM, separate yoga and weights room, and bike store. There is also access to the ROOF GARDEN which boasts wonderful 360 degree views over the capital, a range of seating and dining areas, and a yoga deck.

FLORIN COURT is situated in the peaceful green space of historic Charterhouse Square, close to BARBICAN station (Hammersmith and Circle Lines), St PAUL'S (Central Line) and the new ELIZABETH LINE STATION at FARRINGDON. Within walking distance are Waitrose, Marks & Spencer Sainsburys and Tesco. Also within easy reach are St. Paul's Cathedral, The River, South Bank, Tate Modern, and the One New Change Shopping Complex with a great offering of shops, restaurants and bars. The Barbican Arts Centre with its many bars, restaurants, theatre, cinema's, gallery and library is within easy walking distance.

Lease: 999 Years from 2017 Service Charge: £5,579.14 per annum Local Authority: Islington

N.B. There are reserve fund payments to be made annually for the next few years

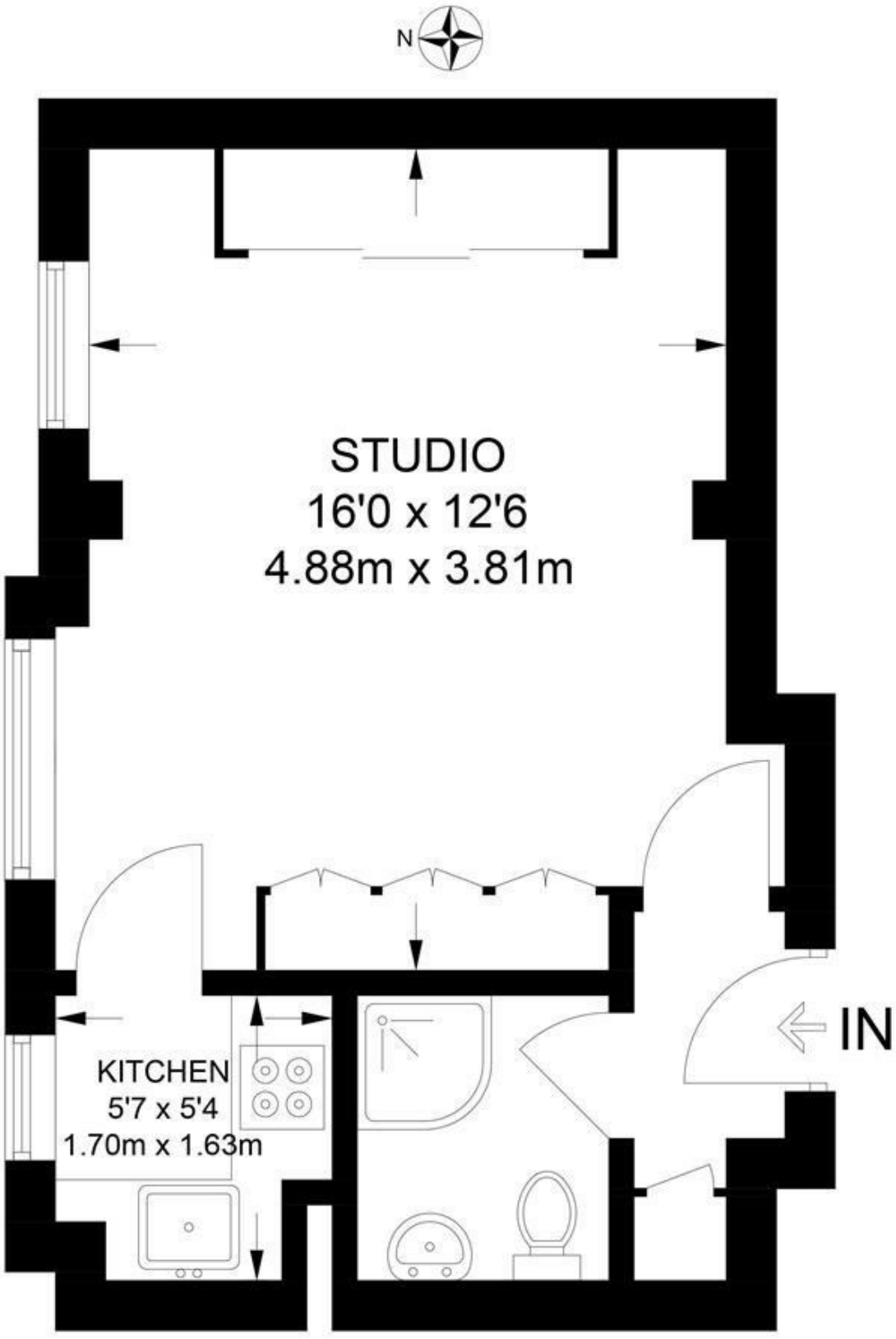










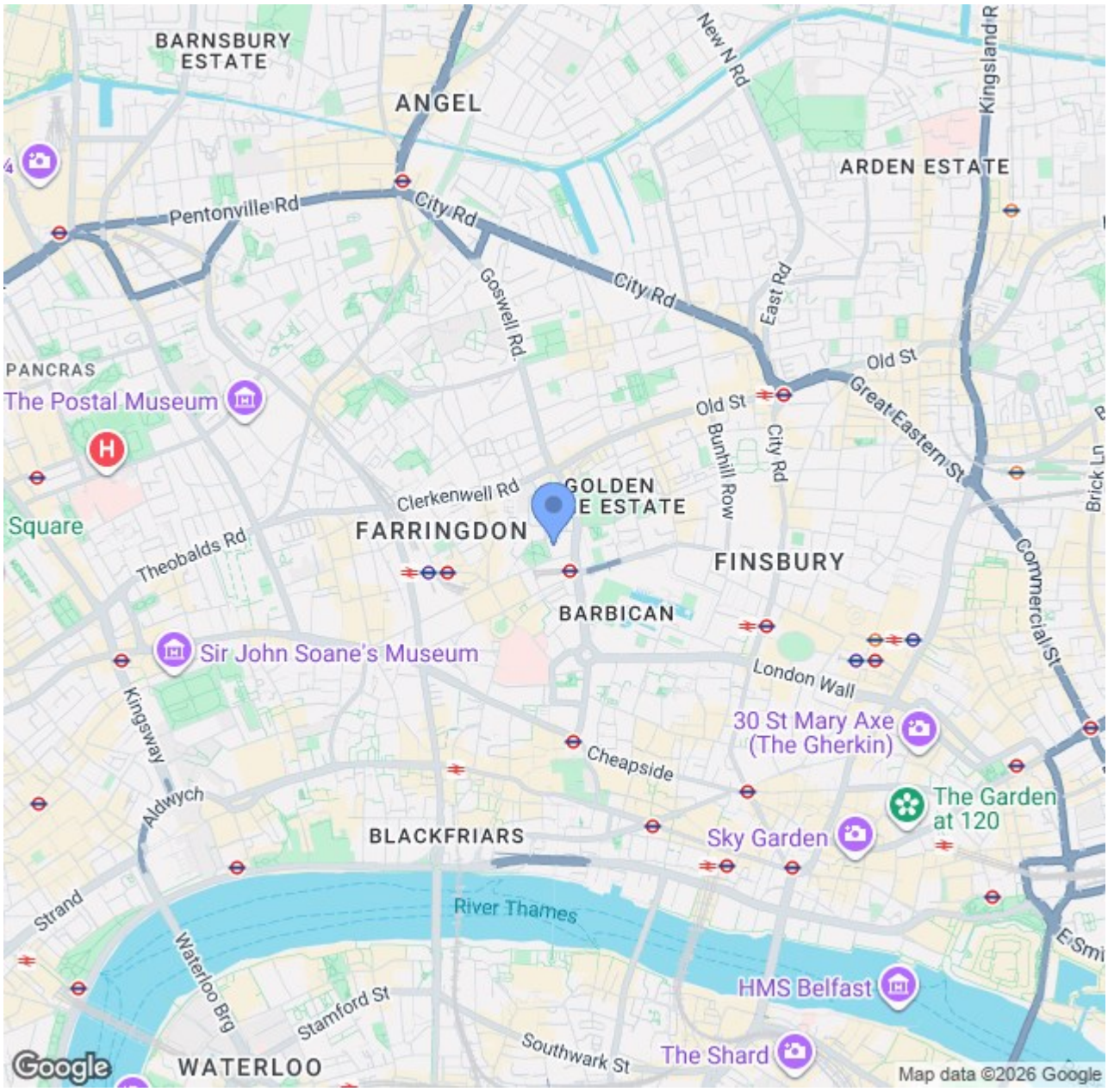


FIFTH FLOOR

APPROXIMATE GROSS INTERNAL AREA
291 SQ FT / 27 SQ M

This plan has been drawn for illustrative and identification purposes only.

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CONTACT US ABOUT THIS PROPERTY

122 Newgate Street, London, EC1A 7AA

T: 020 7600 0026
F: 020 7600 0025
E: property@scottcity.co.uk

NAEA National Association of Estate Agents

The Property Ombudsman

TDS Tenancy Deposit Scheme member

