



4-7 LOMBARD LANE, LONDON, EC4Y 8AD

Asking Price £495,000

1 Bedrooms | 1 Bathrooms | For Sale

Property Features

- One Bedroom
- Reception Room
- Good Storage
- Security Entry
- Fully Fitted Kitchen
- Modern Bathroom
- Close to St Pauls and Temple
- Long Lease

Situated on the raised ground floor of this residential building is this fantastic ONE BEDROOM apartment having the advantage of a fully fitted kitchen, good size reception area modern bathroom and good size bedroom. The property has been finished to a good standard, has wooden floors, tiled bathroom and carpeted bedrooms.

Lombard Lane is situated just off FLEET STREET close to TEMPLE and is within easy walking distance of Covent Garden and St Pauls. Ideally located for anyone working in the CITY who wants an easy walk to the office.

This area close to St Paul's and Fleet Street offers many bars, pubs and restaurants and is within easy walking distance of the RIVER and the Millennium Bridge. Covent Garden to the west is also easily accessible. Also close by is St PAUL'S underground station (Central Line) Blackfriars and Temple (Circle and District Line) and the new Crossrail Station at Farringdon. Within walking distance are Marks & Spencer and Tesco. Also within easy reach are St. Pauls' Cathedral, The River, South Bank, Tate Modern, and the One New Change Shopping Complex with sixty shops, restaurants and Bars.

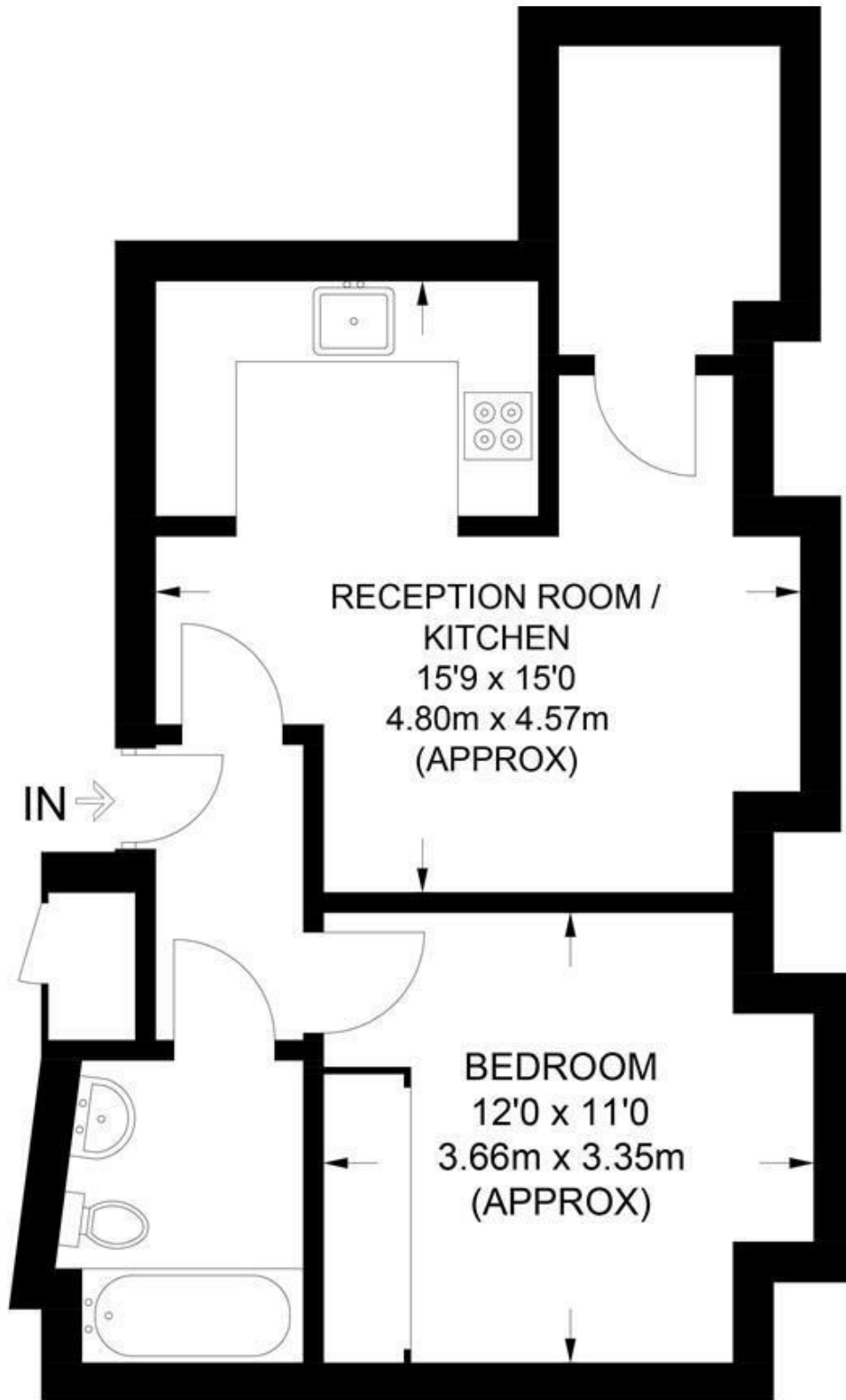
Lease: 999 years

Service Charge: £4,600 per annum (including Reserve Fund Payment)

Ground Rent: £400 per annum

Council Tax Band E: £1,557.20 per annum (25% discount for single occupancy)

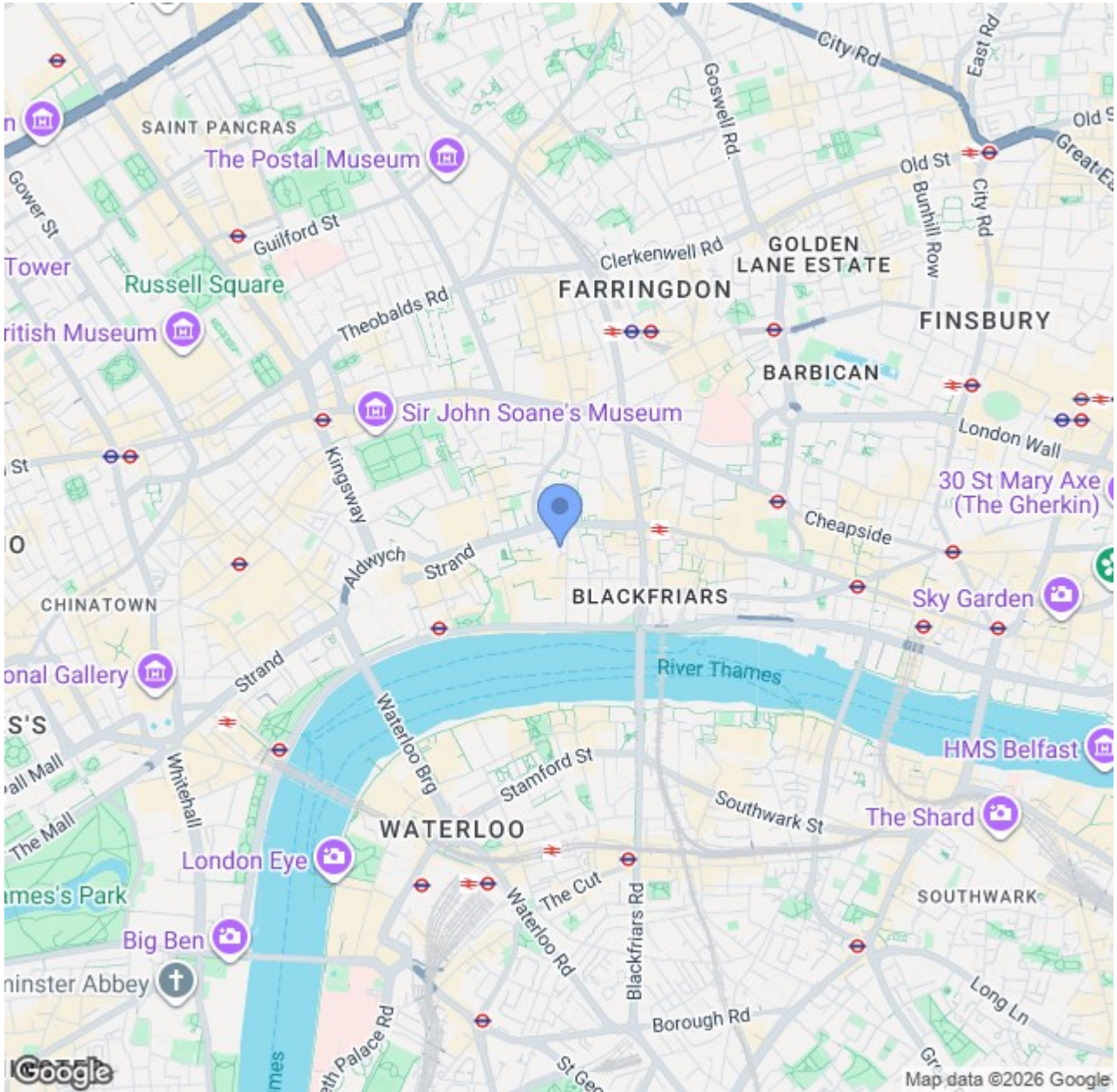




GROUND FLOOR

**APPROXIMATE GROSS INTERNAL AREA
452 SQ FT / 42.0 SQ M**

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



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		81	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	