

TO LET



samuel estates
Lettings & Sales

St Dunstons House, Holborn, EC4A

£3,450.00 PCM



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Property Description

This superb one bedroom apartment is ideally located in St Dunstons Court just off the famous Fleet Street, boasting a 24 hour concierge and lift access and stunning communal gardens. The modern high specification apartment offers great living area with large open plan kitchen and balcony overlooking the communal gardens, a good sized double bedroom with fitted wardrobes and a fully tiled modern bathroom.

Due to its close proximity to Covent Garden & Lincolns Inn Field, it is within easy reach if you are travelling by transport, In addition to the excellent transport links, the property is situated close to a wide array of popular, convenient local amenities.

Viewings strictly by appointment with Samuel Estates. This property will go fast!

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Material Information

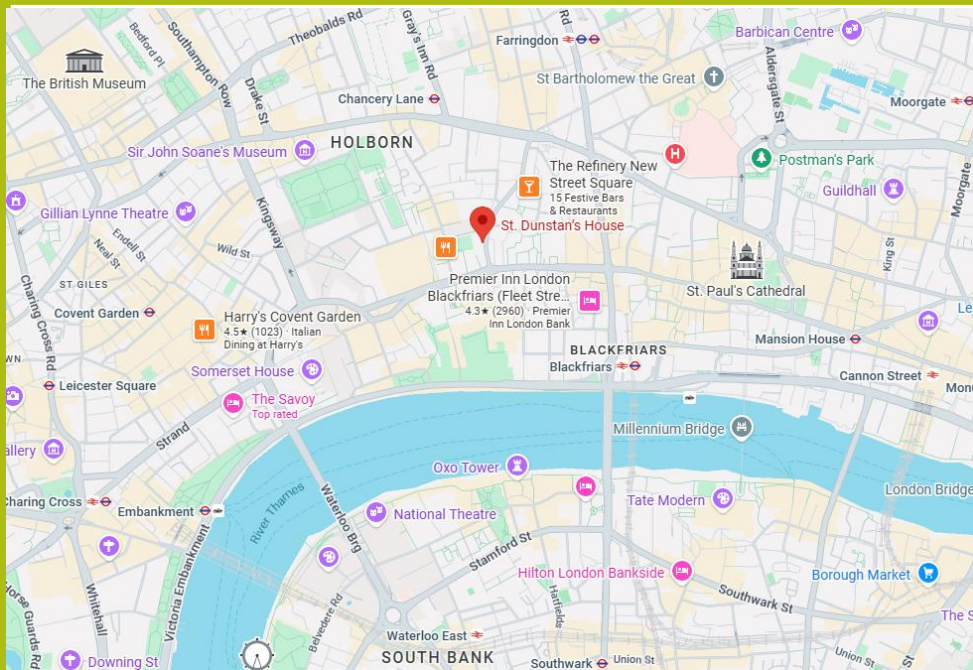
Date Available – 18/08/2026

Holding deposit amount – £3,980

Security Deposit amount (Five weeks rent) – £3,980.00

Council Tax Band – E

Local Authority – City of London



Property Type

Apartment (Fourth Floor)



Construction Type

Brick



Parking

No Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Communal Scheme



Broadband

Cable



Mobile Signal

Good Coverage



Flood Risk

Has the property been flooded in the past five years: NO

Level of Risk: None



**Proposed Development
in Immediate Locality?**

None



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B	84	84
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		

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45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon
30 Watermill Way,
London, SW19 2RT
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432/434 Streatham High Road
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