



## SPENCER HEIGHTS, LONDON, EC1A 7ES

£2,250 Per Month

1 Bedrooms | 1 Bathrooms | To Let

### Property Features

- One Bedroom Apartment
- Fitted Kitchen
- Quiet Location
- Day Concierge
- Close to Farringdon Elizabeth Line Station
- Fully Furnished
- Wood Flooring
- Private Balcony
- Close To Barbican Tube
- Available OCTOBER

Located within the popular Spencer Heights development behind St Bartholomew's Hospital, this furnished one-bedroom apartment is situated on the 6th floor.

The property offers laminate wood flooring throughout, a fitted bathroom, a fully fitted kitchen, a good-sized reception room, and a fitted bedroom with direct access to a private balcony. The building also benefits from a day concierge and a secure entry system.

Available OCTOBER.

Bartholomew Close is situated just off West Smithfield, close to St Paul's, in a highly central City location. Excellent transport links are nearby, including Farringdon Station, St Paul's Station, and the Elizabeth Line at Farringdon.

Local amenities include Waitrose, Marks & Spencer, and Tesco, while St Paul's Cathedral, the River Thames, South Bank, Tate Modern, One New Change Shopping Centre, and the Barbican Arts Centre are all within easy reach.

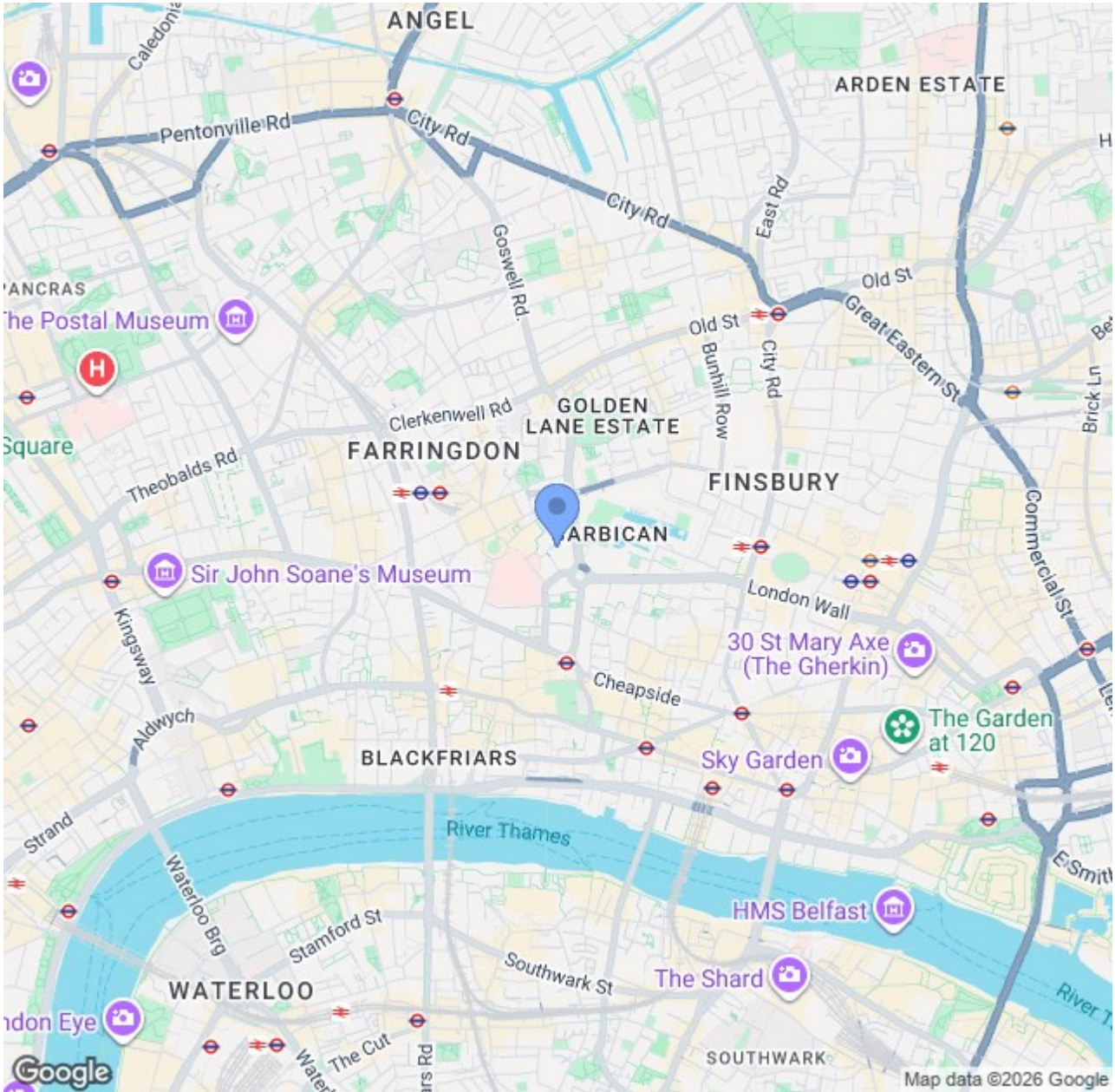
Deposit: 5 Weeks Rent

No Agency Fee

Council Tax: Band E = £1,625.02 per year(25% discount for single occupancy)







## CONTACT US ABOUT THIS PROPERTY

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		84	87
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	