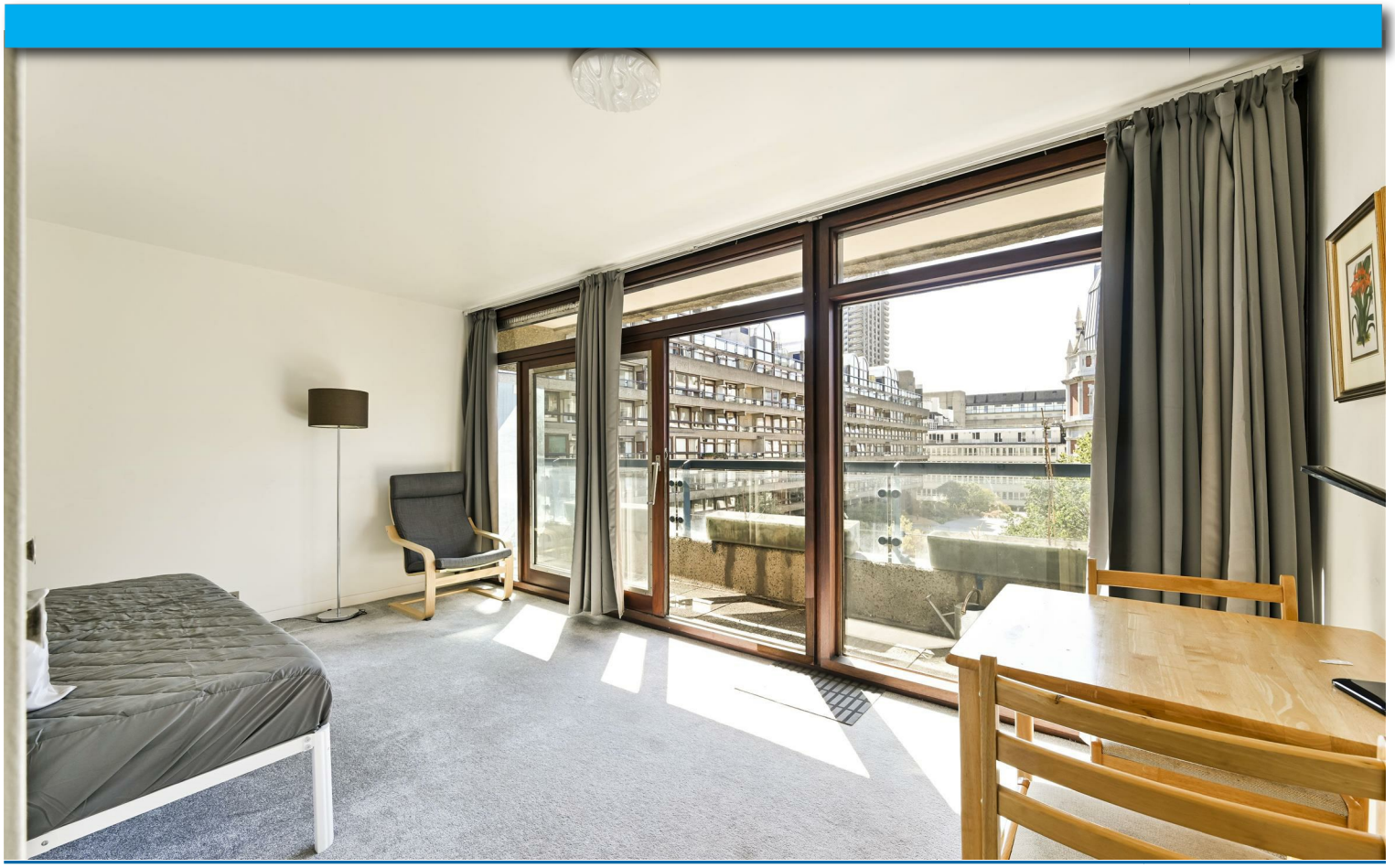
scott city residential



# BRETON HOUSE, LONDON, EC2Y 8DQ

## Asking Price £342,000

0 Bedrooms | 1 Bathrooms | To Let

## Property Features

- Studio Apartment
- Bathroom/Wc
- Balcony
- Third Floor
- Original Kitchen
- West Aspect
- Extended Lease
- Close to Barbican Arts Centre

This excellent, well-presented small-style studio apartment is situated on the third floor of Breton House facing west towards the historical Victorian facade of the Cripplegate Institute at number 1 Golden Lane. The apartment is flooded with natural light and benefits from open views to the iconic Barbican towers and Podium level gardens. Breton House is situated on the north side of the BARBICAN ESTATE.

The apartment is in good decorative order; it retains the original kitchen whilst the bathroom has been modernized, but in keeping with the original Barbican style. Other key features of this excellent studio include: balcony, highly convenient City location, car park with 24-hour porter (parking available by separate arrangement with the Barbican Estate) and an extended lease. The property has a westerly aspect and also benefits from access to the private gardens and lakes of the Barbican estate.

BRETON HOUSE is situated close to MOORGATE (Northern Line), St PAUL'S (Central Line) Mansion House and the Elizabeth Line Station at Moorgate and Farringdon. Within walking distance are Waitrose, 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 many shops, restaurants and bars. The Barbican Arts Centre with its many bars, restaurants, theatre, cinema's, gallery and library is on the doorstep.

Extended Lease: 170 Years remaining Service Charge: £3450.00 per annum
Council Tax Band D - £1,329.56 (25% discount for single occupancy)

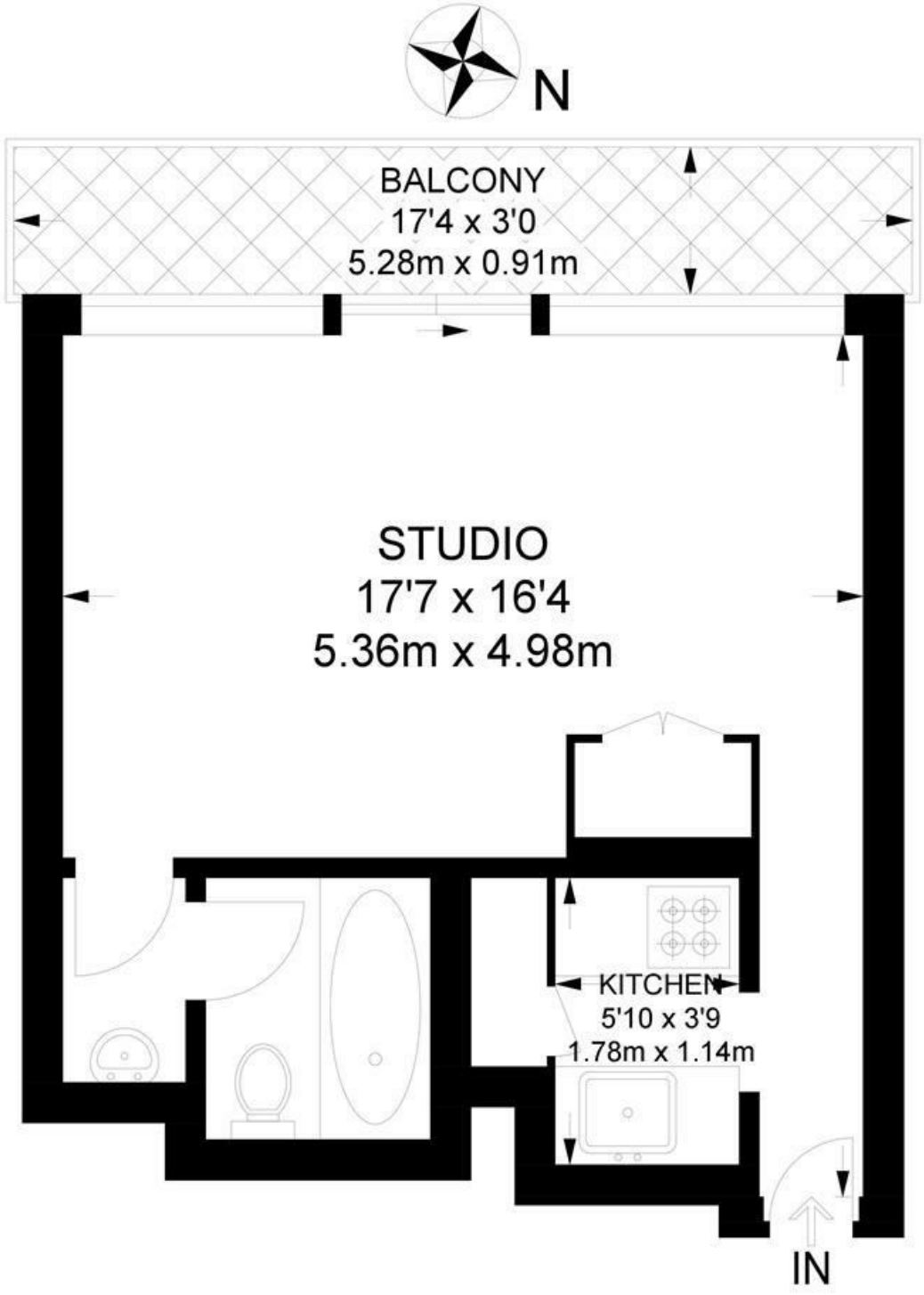








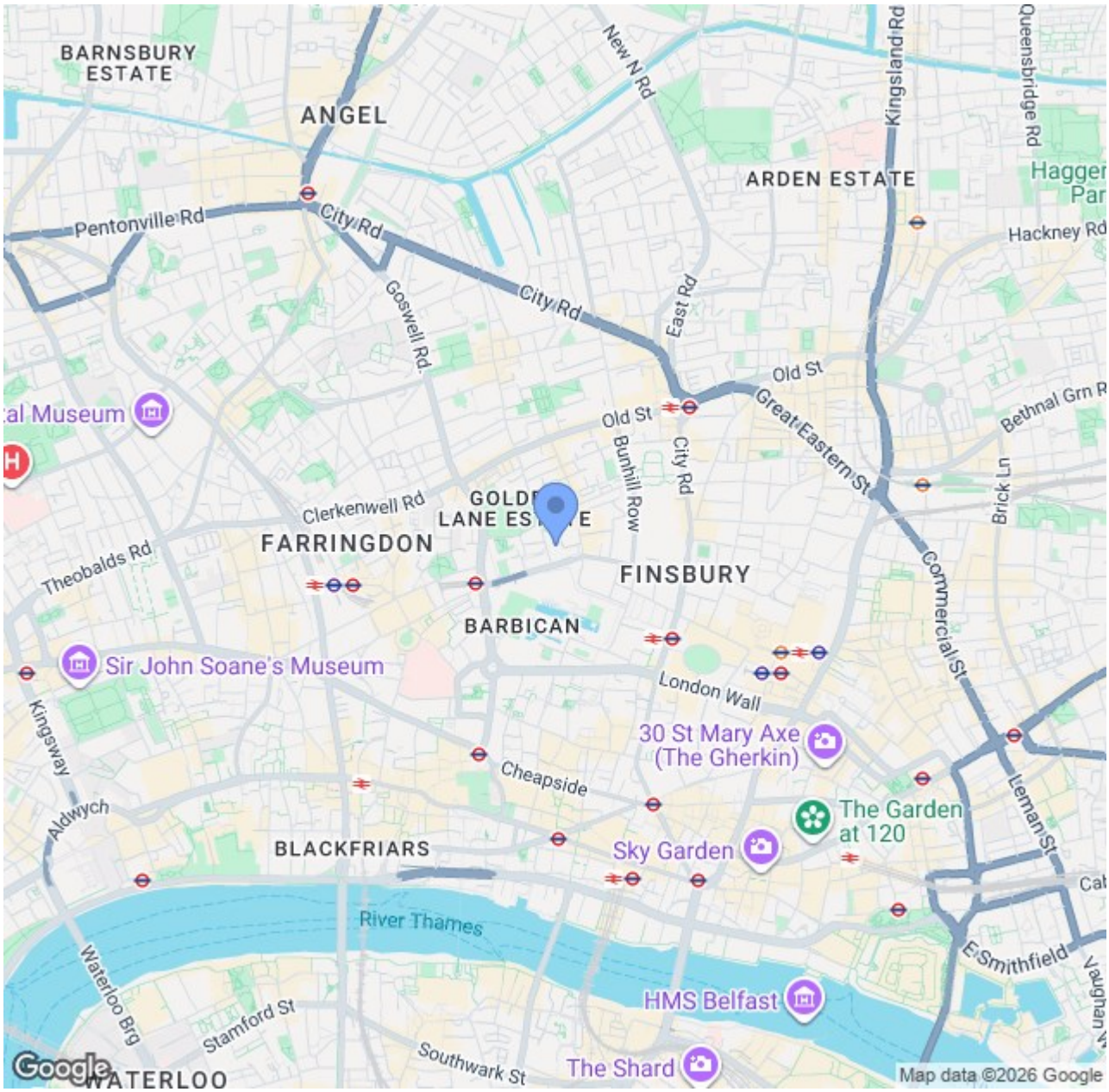





## THIRD FLOOR

## APPROXIMATE GROSS INTERNAL AREA
## 280 SQ FT / 26 SQ M

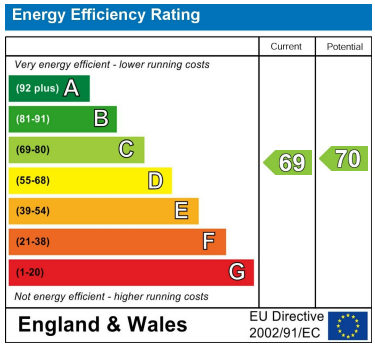
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## CONTACT US ABOUT THIS PROPERTY

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