

## 10 HOSIER LANE, LONDON, EC1A 9LS

Asking Price £445,000

0 Bedrooms | 1 Bathrooms | To Let

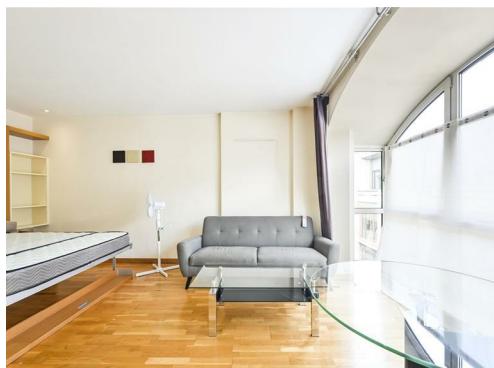
### Property Features

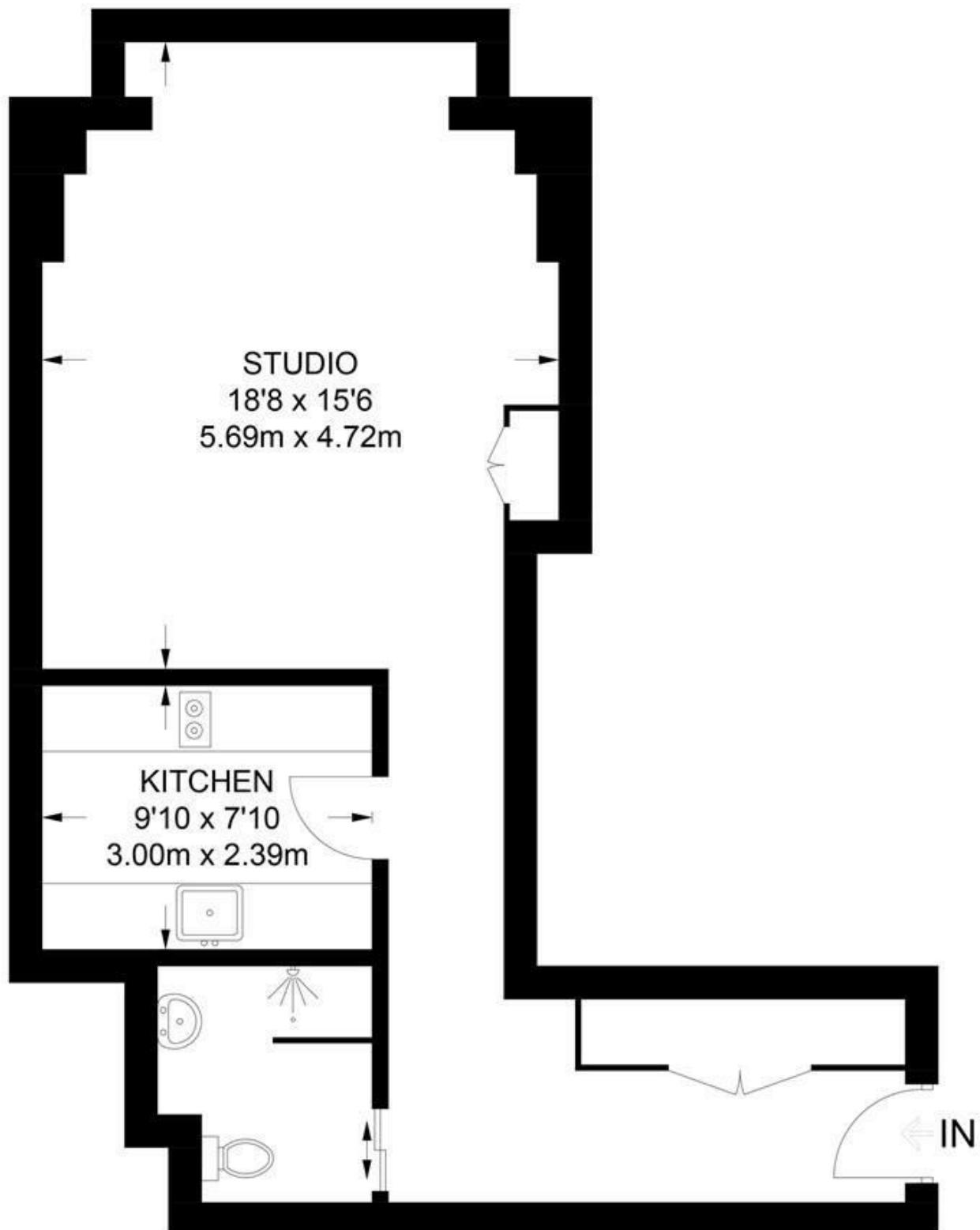
- Large Studio Apartment
- Separate Fitted Kitchen
- Limestone Wet Room
- 24 Hour Concierge
- Close to Elizabeth Line Station Farringdon
- Timber Wood Flooring
- Furnished
- Under Floor Heating
- Close To St Pauls Tube

This well located large style (535 sq ft) studio apartment is situated just off the Holborn Viaduct in a development called Hosier Lane. It offers a separate fully fitted Kitchen with dishwasher, washer dryer and full sized fridge freezer. The property is finished with very high quality fixtures & fittings including oak wooden flooring & polished black granite kitchen work surfaces. The property also benefits from a limestone wet-room, which finishes off this flat. Other key features include 24 hour concierge and the short walk to either Barbican or St Paul's tube stations.

This development offers 24 hour portage and is situated just off West Smithfield close to St Pauls in a very central CITY location also close to FARRINGDON (Circle Line), St PAUL'S (Central Line) Mansion House and the ELIZABETH LINE Stations 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 various shops, restaurants and bars.

Service Charge: £6360.00 per annum Ground Rent: £250 per annum Lease: 999 years from 2002  
Council Tax Band : E = £1,557.20 per annum (25% discount for single occupancy)

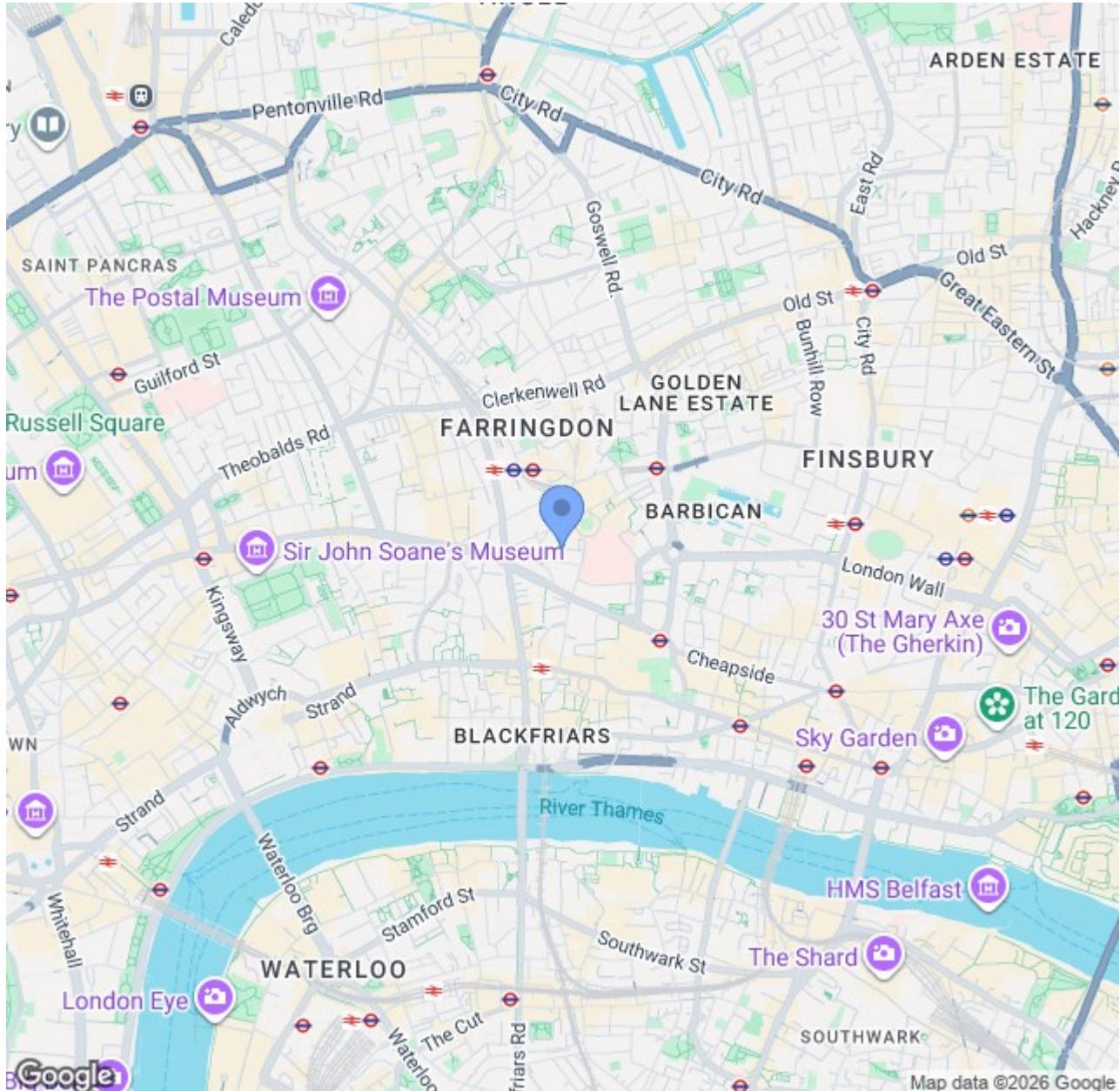




## SIXTH FLOOR

APPROXIMATE GROSS INTERNAL AREA  
532 SQ FT / 49.4 SQ M

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



## CONTACT US ABOUT THIS PROPERTY

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	86
(81-91) B		
(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		