



FLORIN COURT, LONDON, EC1M 6EU

£577 Per Week

1 Bedrooms | 1 Bathrooms | To Let

Property Features

- One Bedroom
- Re Fitted Bathroom
- Third Floor
- Swimming Pool
- Roof Terrace
- Re Fitted Kitchen
- Fantastic Art Deco Furnishings
- Great Views Over Charterhouse Square
- Gym and Sauna
- Day Porter

Located in the historic and extremely charming area of Charterhouse Square is this amazing Art Deco building named Florin Court that may be more famously known as the fictional home of TV detective Hercules Poirot. This ONE BEDROOM apartment is situated on the THIRD FLOOR of FLORIN COURT and has fantastic views over Charterhouse Square. The property offers entrance hall, separate fitted kitchen, bathroom, reception room and bedroom both with views over the Square. This furnished flat is presented in fantastic condition throughout and has many stunning Art Deco furnishings.

Other key features of this building include a LEISURE AREA, which includes a SWIMMING POOL, sauna and recently refitted small GYM. There is also access to the ROOF GARDEN which boasts wonderful views over the capital. Available Now. Heating and hot water included in the rent.

FLORIN COURT is situated close to BARBICAN station (Circle, Hammersmith and City and Metropolitan Lines), St PAUL'S (Central Line) and the new Elizabeth Line Station at 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 variety of bars, restaurants, theatre, cinema's, gallery and library is within easy walking distance.

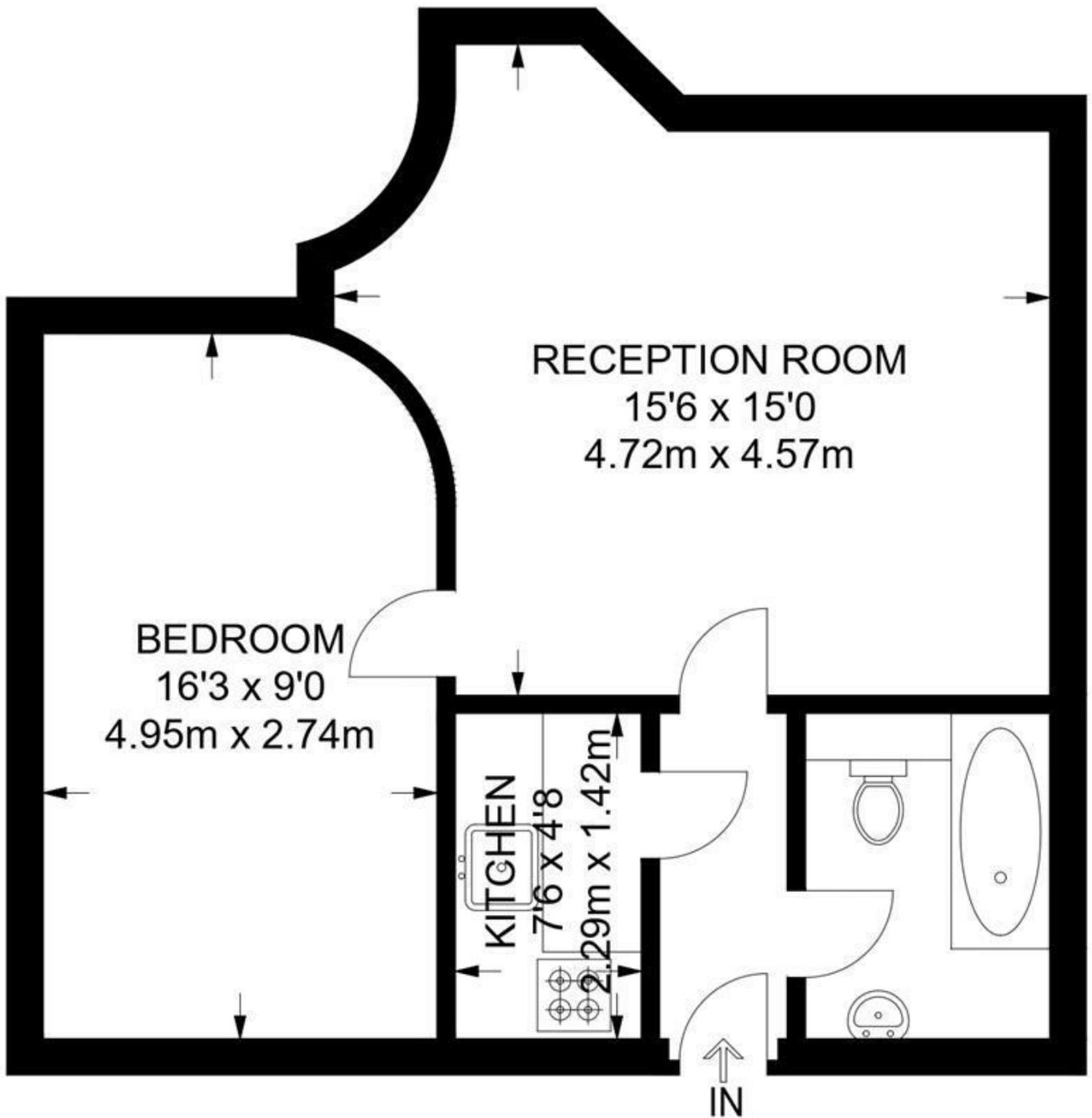
Deposit: 5 Weeks Rent

Local Authority: Islington

Tenancy: 12 month contract, 6 Month break clause

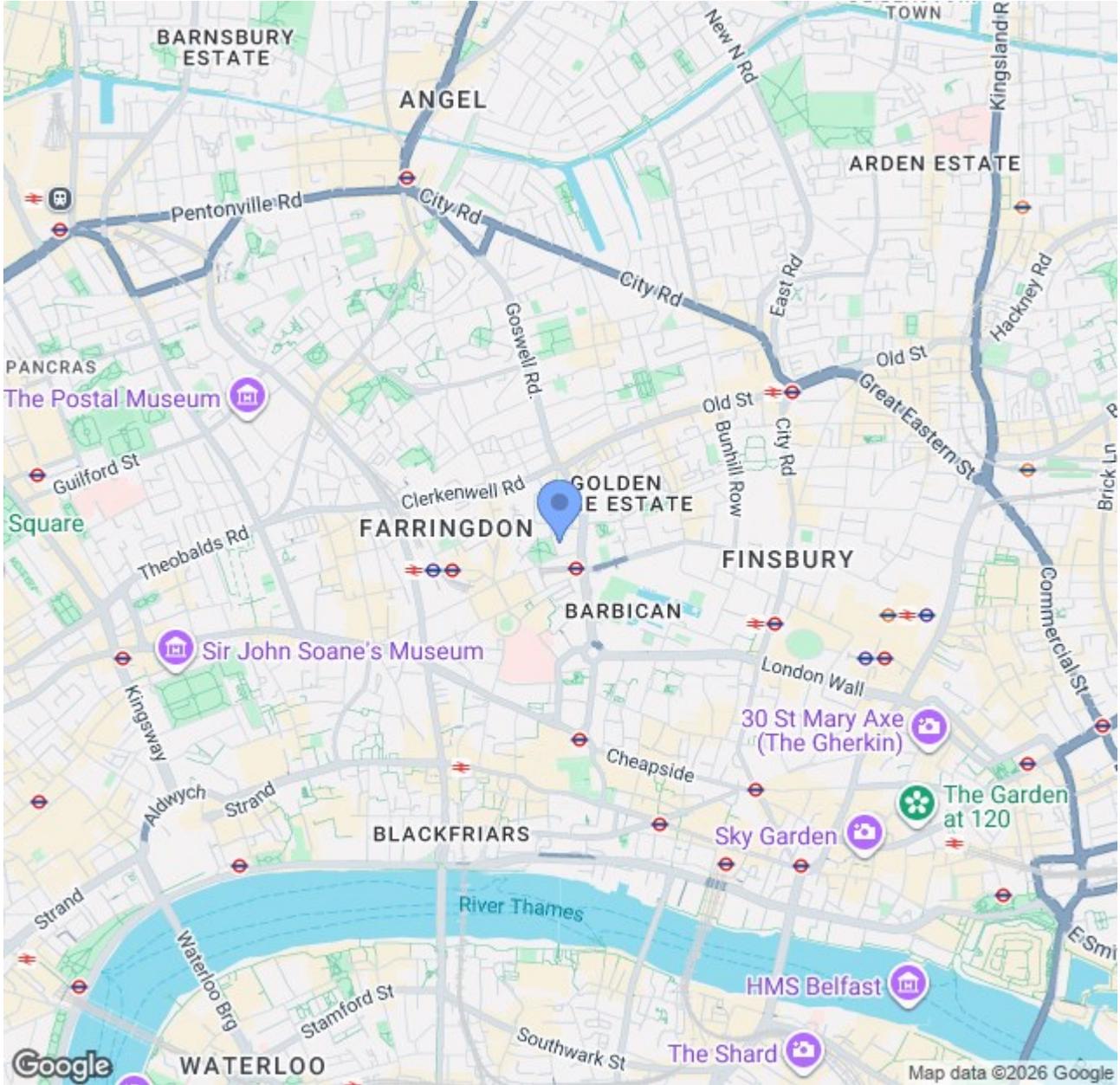
Council Tax Band E: £2,458.89 per annum (25% discount single occupancy)





THIRD FLOOR

**APPROXIMATE GROSS INTERNAL AREA
452 SQ FT / 42 SQ M**



CONTACT US ABOUT THIS PROPERTY

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| Energy Efficiency Rating | | Current | Potential |
|----------------------------------------------------|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 75 | 78 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |