



## SPENCER HEIGHTS, LONDON, EC1A 7ES

Asking Price £550,000

1 Bedrooms | 1 Bathrooms

### Property Features

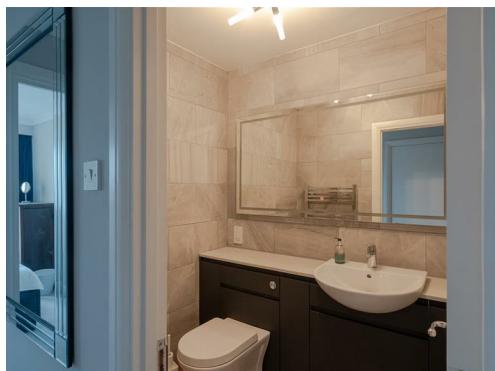
- One Bedroom
- Re Fitted Shower Room
- Day Porter
- Close to St Pauls
- Re Fitted Kitchen
- 6th Floor
- Secure Underground Parking
- Close to Elizabeth Line Station Farringdon

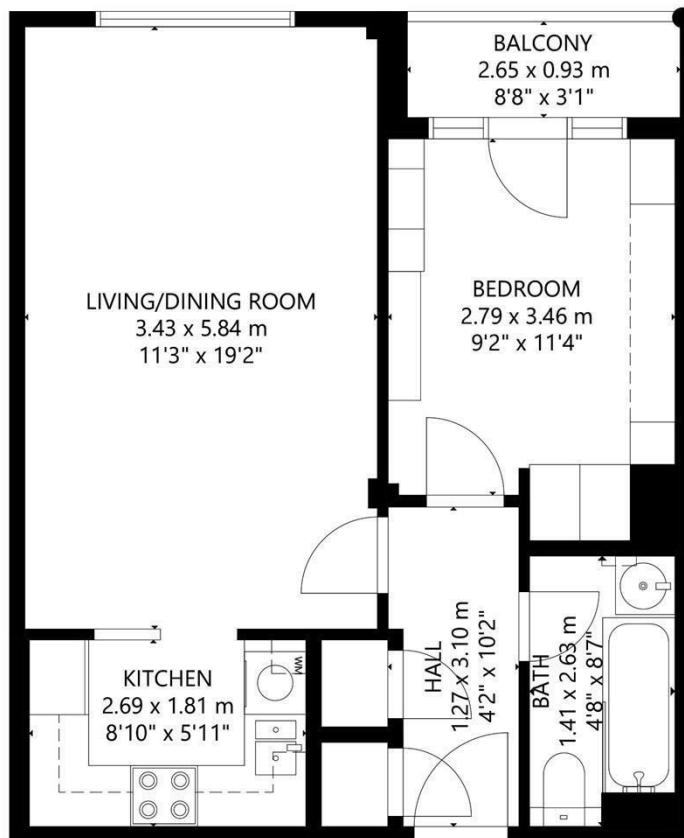
Spencer Heights is located close St Barts Hospital in Bartholomew Close. This beautifully presented ONE BEDROOM apartment is situated on the 6th floor. The Property has been maintained in excellent condition throughout and offers a fantastic re fitted bathroom and fully re fitted kitchen, good size reception room and bedroom with fitted wardrobes. The property has been furnished to a very high standard. The building also offers day concierge and a security entry system and allocated secure Parking Space.

BARTHOLOMEW CLOSE 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) and the new Crossrail Station at Farringdon (Now Open). 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 a variety of shops, restaurants and bars.

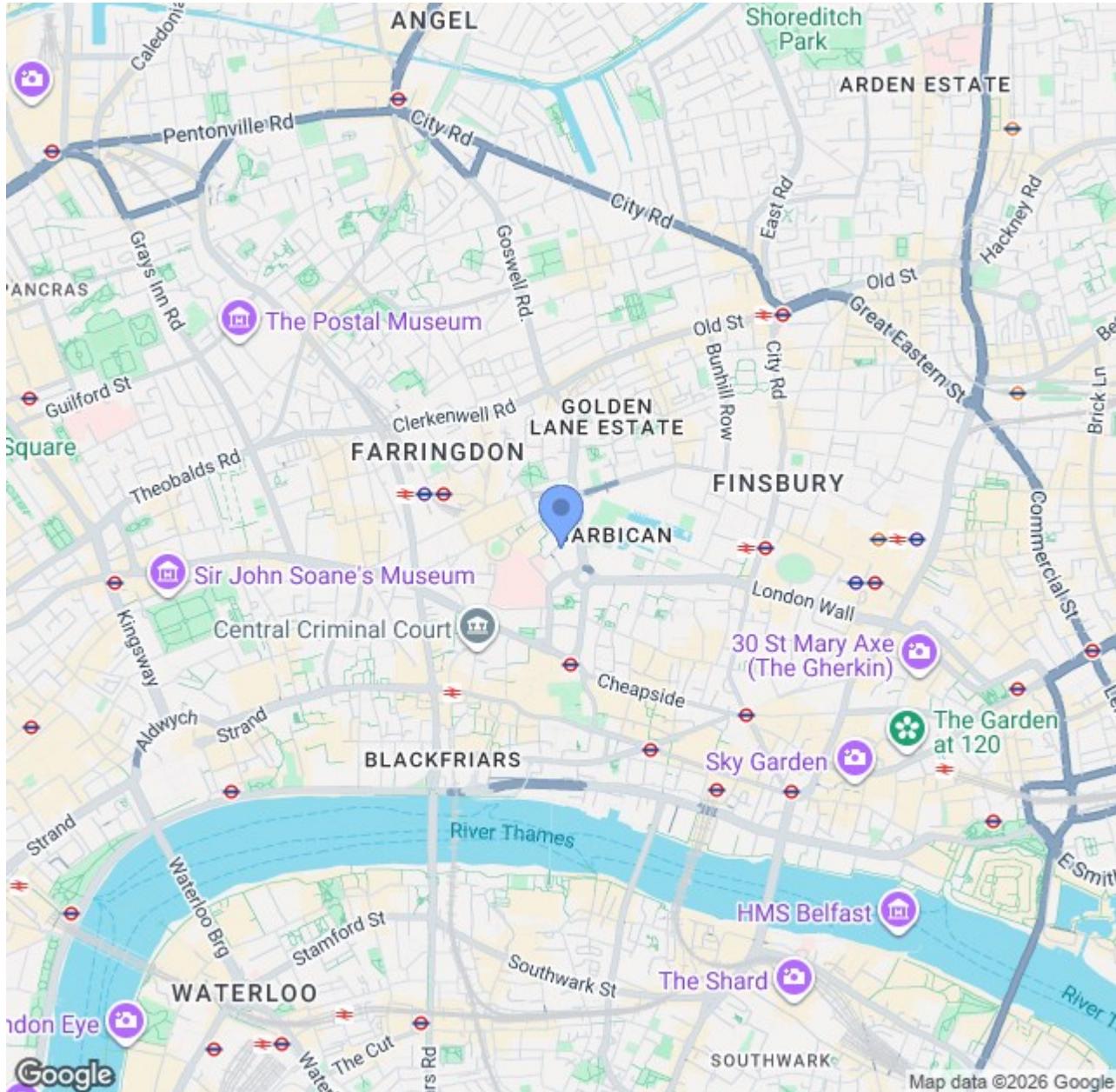
Lease: 150 years from 1991 Service Charge: £3,575.92 per annum Ground Rent: £722.42 per annum  
Council Tax: Band E = £1,557.20 per year (25% discount for single occupancy)

Parking Space 28 - Service Charge £1226.28





GROSS INTERNAL AREA  
TOTAL: 493 sq ft / 46 m<sup>2</sup>  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## 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  |         |           |
| (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                            |         |           |