

## 10 HOSIER LANE, LONDON, EC1A 9LJ

£496 Per Week

1 Bedrooms | 1 Bathrooms | To Let

### Property Features

- One Bedroom
- Fully Fitted Kitchen
- Limestone Bathroom
- 520 Sq Ft
- Available End of May
- Oak Wooden Flooring
- Granite Work Surfaces
- Furnished Throughout
- 24 Hour Concierge

This brilliantly located large style 520 Sq Ft one bedroom apartment is situated in a smart development called 10, Hosier Lane. The property offers a fully fitted kitchen with full size fridge freezer, dishwasher & washer dryer. The flat is finished with very high quality fixtures & fittings including oak wood flooring & polished black granite work surfaces. Other key features of this marvellous flat are it has a wonderful limestone bathroom and 24 hour concierge in the main entrance lobby that has been recently refurbished to a high standard. Available END OF MAY.

This development offers 24 hour portorage 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 new Crossrail 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 various shops, restaurants and bars.

Deposit: 5 Weeks Rent

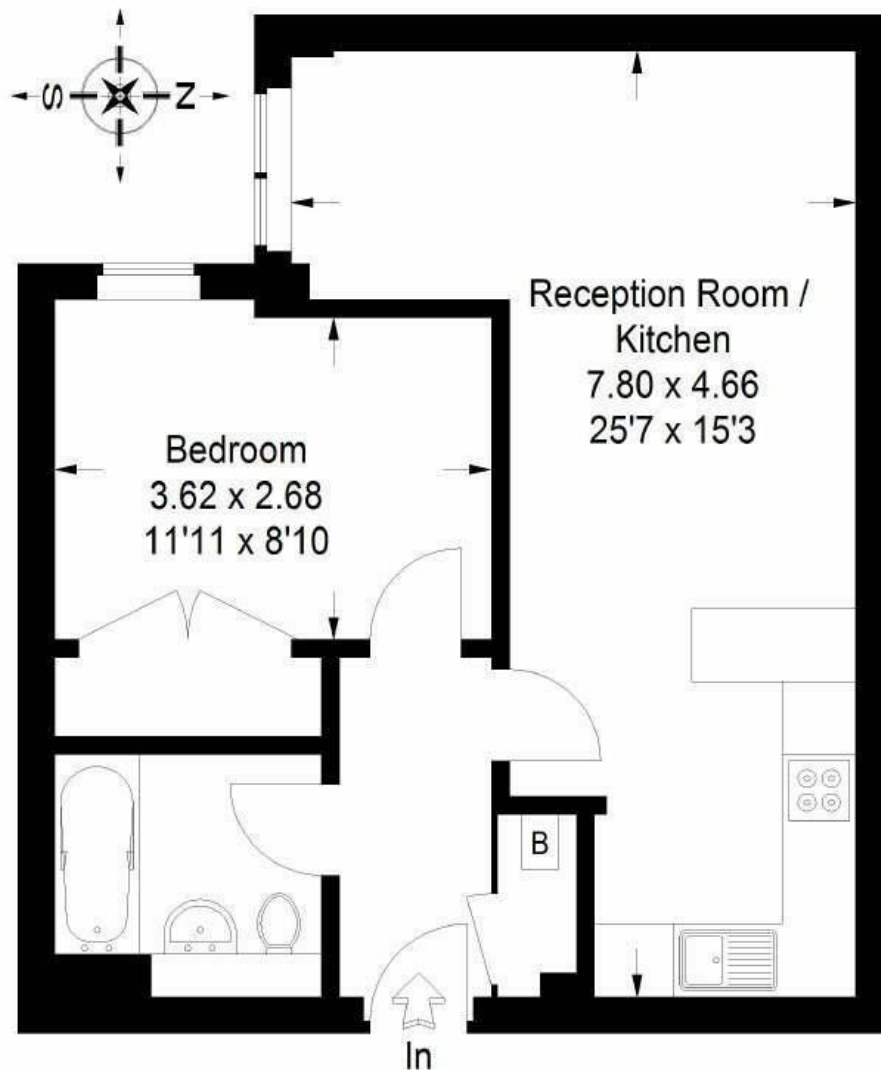
No Agency Fee

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



# Hosier Lane, EC1A

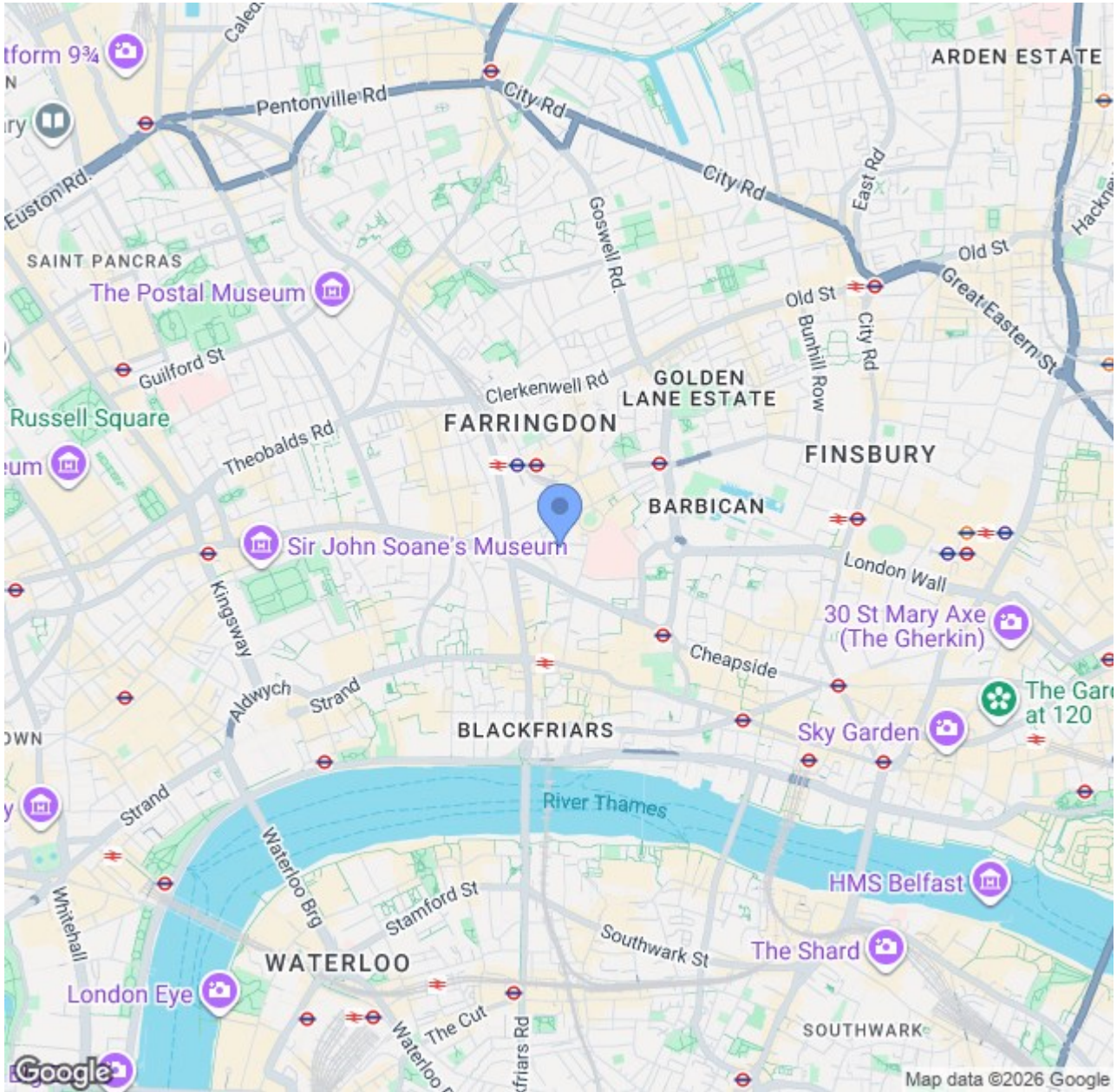
Approximate Gross Internal Area = 48 sq m / 517 sq ft



## Third Floor

FLOORPLANZ © 2013 0845 6344080 Ref 107873

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



## CONTACT US ABOUT THIS PROPERTY

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