

## SPEED HOUSE, LONDON, EC2Y 8AT

£761 Per Week

2 Bedrooms | 1 Bathrooms | To Let

### Property Features

- Two Bedroom
- Original Bathroom
- Unfurnished
- Tiled Throughout
- Available END OF MARCH
- Modernised Kitchen
- Separate Toilet
- Sixth Floor
- Wonderful Views

AVAILABLE END OF MARCH. Situated in Speed House is this two double bedroom (Type 21) apartment overlooking the private gardens. The block runs east to west set in-between Willoughby House and the London School of Music. The property is offered to the market UNFURNISHED with ceramic tiled flooring throughout, the only exception the original white tiled bathroom. Located off the spacious living area is a balcony which has a southerly aspect and gets plenty of evening sunshine. Other key features of this apartment include its modernized contemporary kitchen which boasts, washer/dryer, dishwasher, four ring hob/oven and fridge freezer.

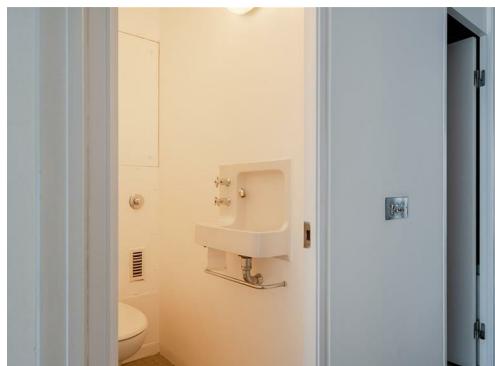
SPEED HOUSE is situated close to MOORGATE (Northern Line), St PAUL'S (Central Line) and the Elizabeth Line Station at Moorgate . Within walking distance are Waitrose, Marks & Spencer and Tesco. Also within easy reach are St. Pauls' Cathedral, The River, South Bank, Tate Modern, and the One New Change Shopping Complex with various shops, restaurants and bars. The Barbican Arts Centre with its many bars, restaurants, theatre, cinema's, gallery and library is within easy walking distance along the covered podium that makes up the Barbican Estate.

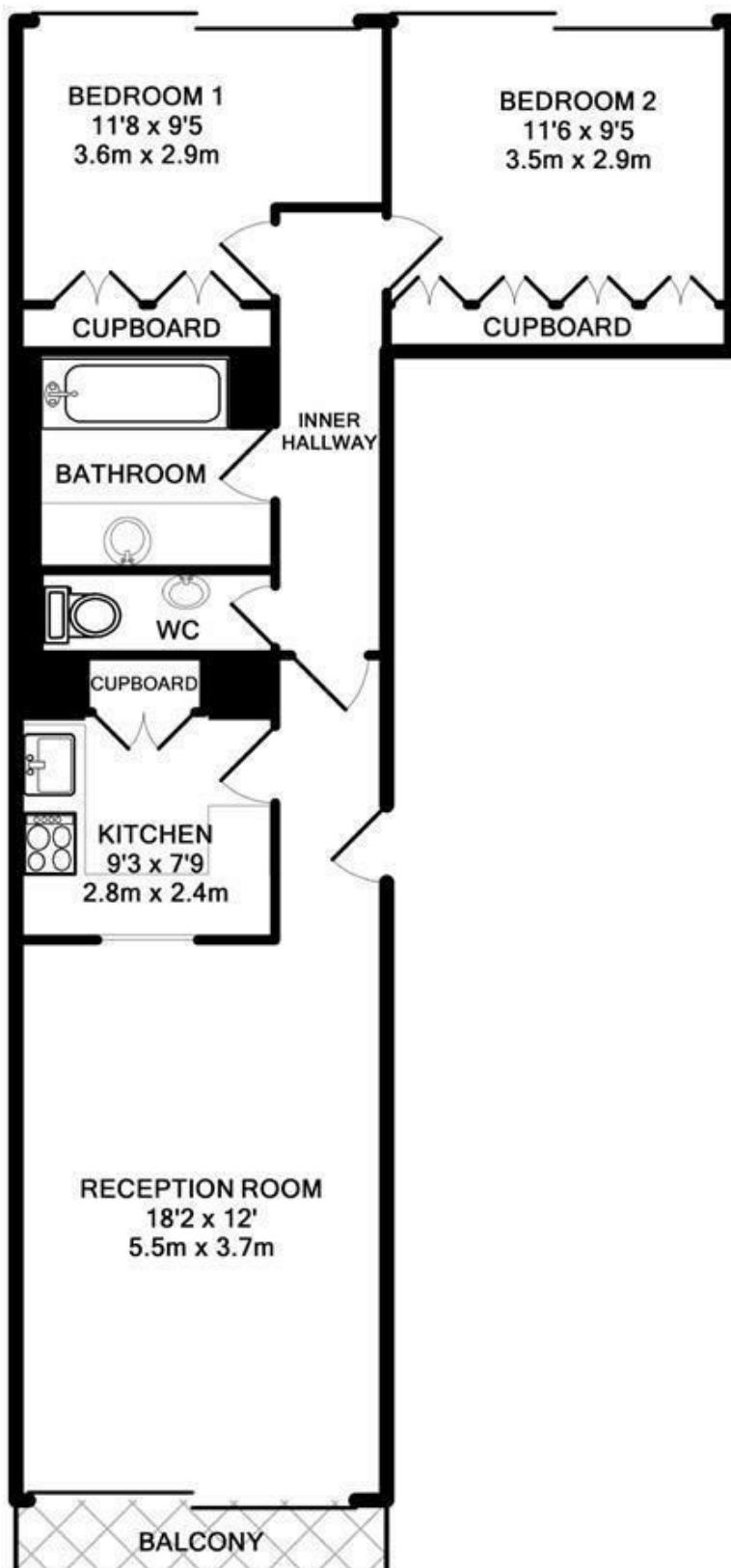
Council Tax: Band E = £1,557.20 per year (25% discount for single occupancy)

Deposit: 5 Weeks Rent

No Agency Fee

Tenancy: 12 month contract, 6 Month break clause





**SPEED HOUSE, BARBICAN, EC2**  
**TOTAL APPROX. FLOOR AREA 73.9 SQ.M. (795 SQ.FT.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## CONTACT US ABOUT THIS PROPERTY

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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	