



## BRETON HOUSE, LONDON, EC2Y 8DQ

£415 Per Week

1 Bedrooms | 1 Bathrooms | To Let

### Property Features

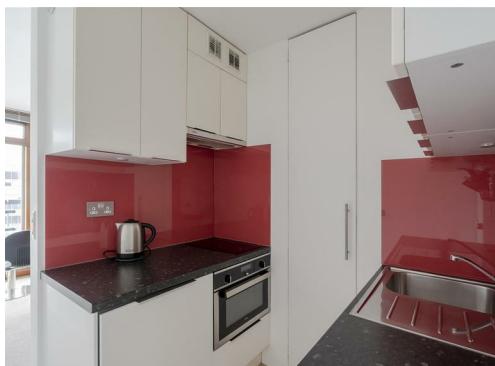
- Studio Apartment
- Re Fitted Kitchen
- Furnished
- Available December
- 3rd Floor
- Pull Down Bed
- Balcony
- Close to Moorgate

Scott City are pleased to be marketing this refurbished studio apartment, situated on the 3rd floor of Breton House. With fitted wall bed, including additional built-in storage, new modern furniture and re-carpeted throughout, this fantastic Barbican studio has really been given a new lease of life. A modern kitchen has replaced a once tired Barbican original, with red glass splash-back panels and modern appliances fitted throughout.

This property uses limited space to full effect and has been thoughtfully designed by professionals who have undertaken similar Barbican refurbishments to studio flats.

Barbican tube station (Circle, Hammersmith & City Lines), Moorgate (Northern Line), St Paul's (Central Line) Mansion House (District Line) and the new Elizabeth Line Station at Farringdon (Open now) each within a short walking distance. Waitrose, Marks & Spencer and Tesco are close at hand.

John Trundle Court is situated on the western side of the Barbican Estate within walking distance of the Barbican Arts Centre with its cinema, art gallery, concert hall, restaurants, bars and cafes.



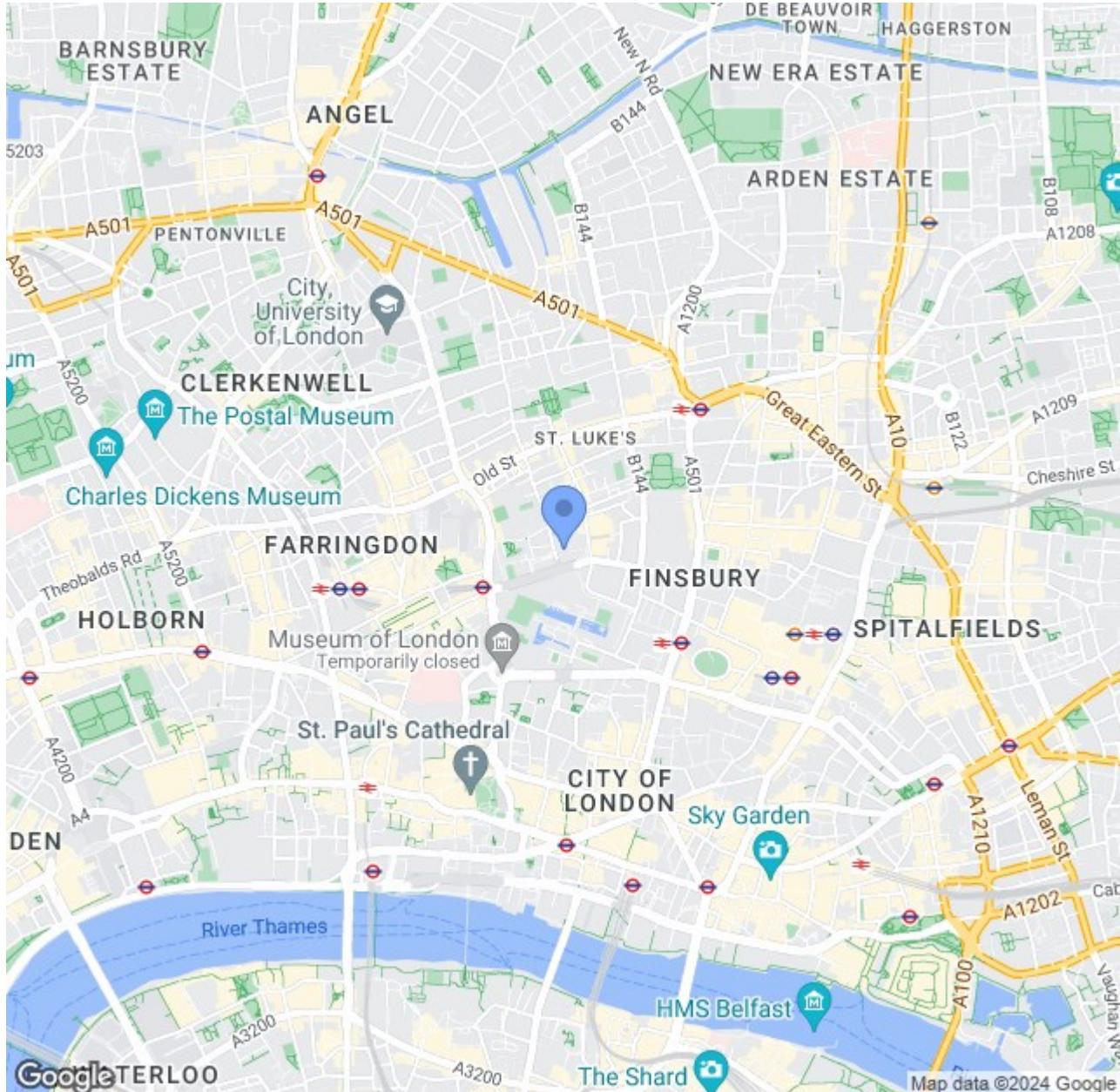
## BRETTON HOUSE EC2Y 8PQ



### Third Floor

Approximate Gross Internal Floor Area : 278 sq ft / 25.8 sq m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



## 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	77	77
(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		