



## 10 HOSIER LANE, LONDON, EC1A 9LS

Asking Price £450,000

1 Bedrooms | 1 Bathrooms | For Sale

### Property Features

- One Bedroom Apartment
- Modern Bathroom
- 24/7 Concierge
- Located Close to St Paul's Tube Station
- Fully Fitted Kitchen
- Wood Flooring Throughout
- Located Close to Farringdon Elizabeth Line Station
- No Onward Chain

Situated on the Fifth Floor is this ONE BEDROOM apartment which offers high quality features and fine detailing which include a fully fitted kitchen, sealed wood flooring, and a modern tiled bathroom. This property is presented in excellent condition throughout and offered with no ongoing chain.

This development offers 24 hour portorage with an impressive main entrance that has been recently refurbished and is situated just off West Smithfield close to St Pauls and Farringdon in a very central City Location. Hosier Lane is situated in the heart of West Smithfield between St Pauls and Farringdon.

Situated close to BARBICAN (Circle Line), St PAUL'S (Central Line) and the new ELIZABETH LINE Station, 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.

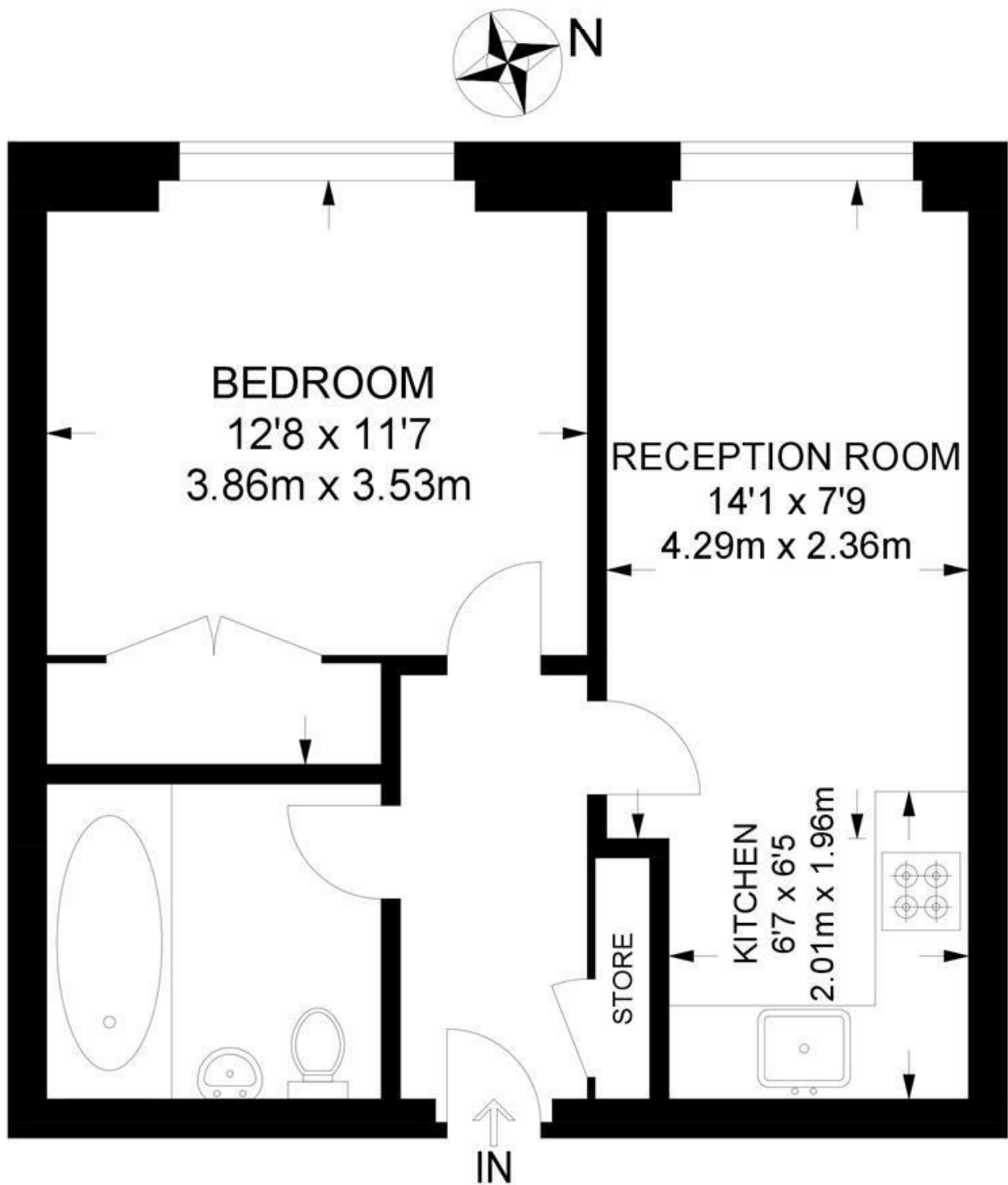
Lease: 999 years from 2002

Service Charge: £4315 per annum

Ground Rent: £250 per annum

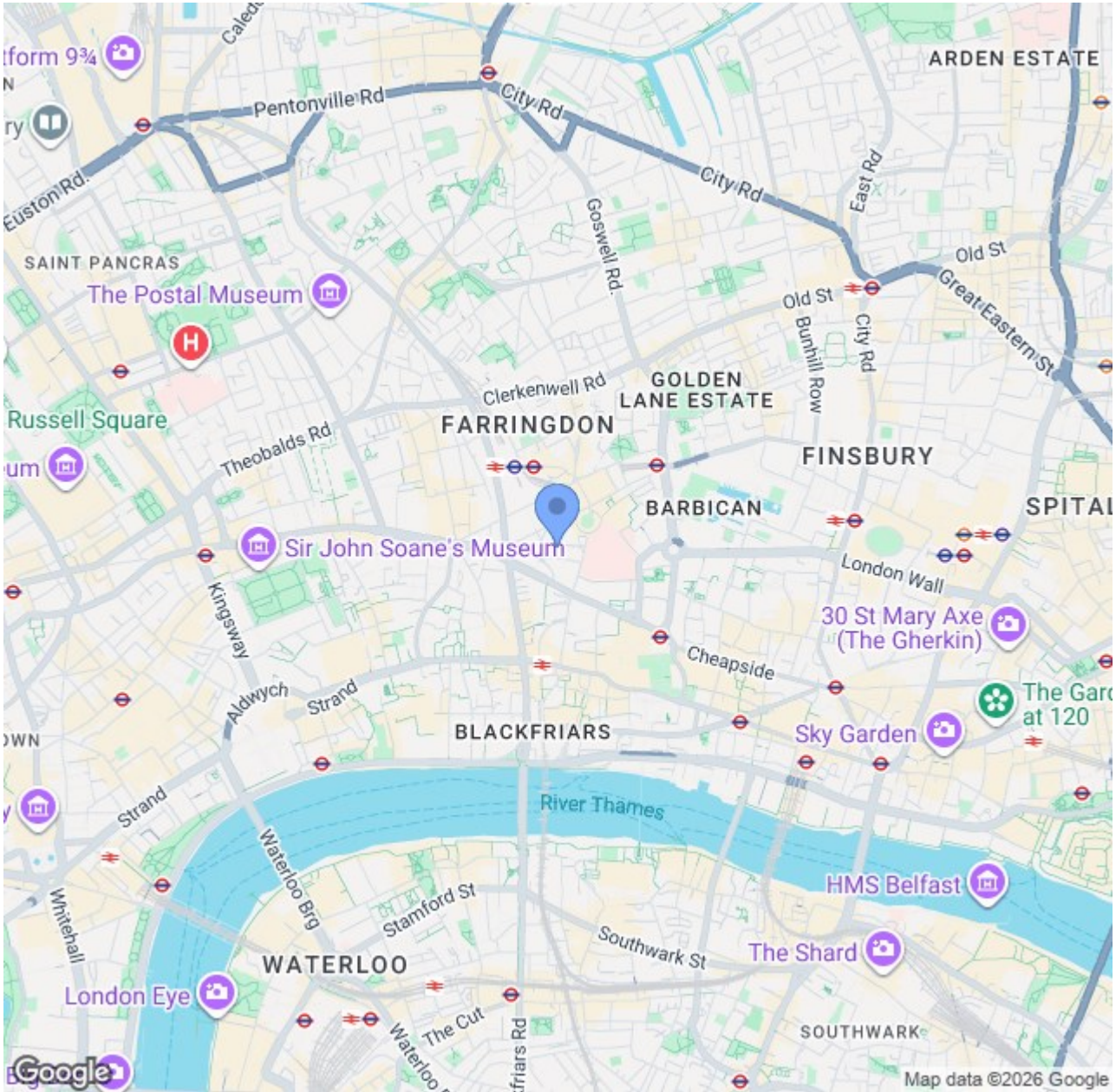
Council Tax Band E - £1,625.02 per annum





**FIFTH FLOOR**

**APPROXIMATE GROSS INTERNAL AREA  
388 SQ FT / 36 SQ M**



## 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			84
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	