



## HOSIER LANE, LONDON, EC1A 9LJ

Asking Price £525,000

1 Bedrooms | 1 Bathrooms | For Sale

### Property Features

- One Bedroom Apartment
- Modern Bathroom
- 24/7 Concierge
- Near to Farringdon Elizabeth Line
- Approx. 540 Sq Ft
- Fully Fitted Kitchen
- Secure Entry
- Near to St Pauls Station

Situated on the First Floor of the popular development 10 Hosier Lane, is this good size ONE BEDROOM apartment measuring approx. 540 sq. ft. This apartment offers high quality features, including a fully fitted kitchen, sealed wood flooring, and a modern tiled bathroom. This property is presented in excellent condition throughout.

This development offers 24 hour porter with an impressive main entrance that has been recently refurbished. 10 Hosier Lane is situated just off West Smithfield, close to St Pauls and Farringdon in a very convenient City Location.

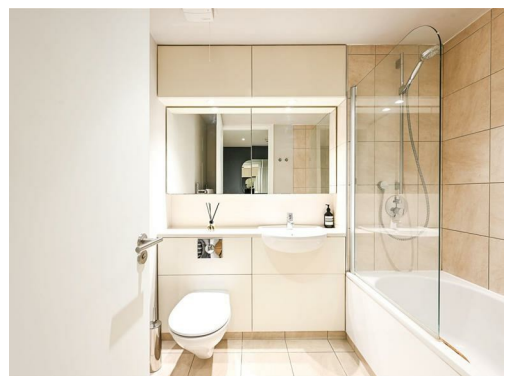
Situated close to BARBICAN (Circle Line), St PAUL'S (Central Line) and the new ELIZABETH LINE Station, Farringdon. Within walking distance are Waitrose, Marks & Spencer and Tesco. Also within easy reach are St. Pauls' Cathedral, The River, South Bank, Tate Modern, and the One New Change Shopping Complex with various shops, restaurants and bars.

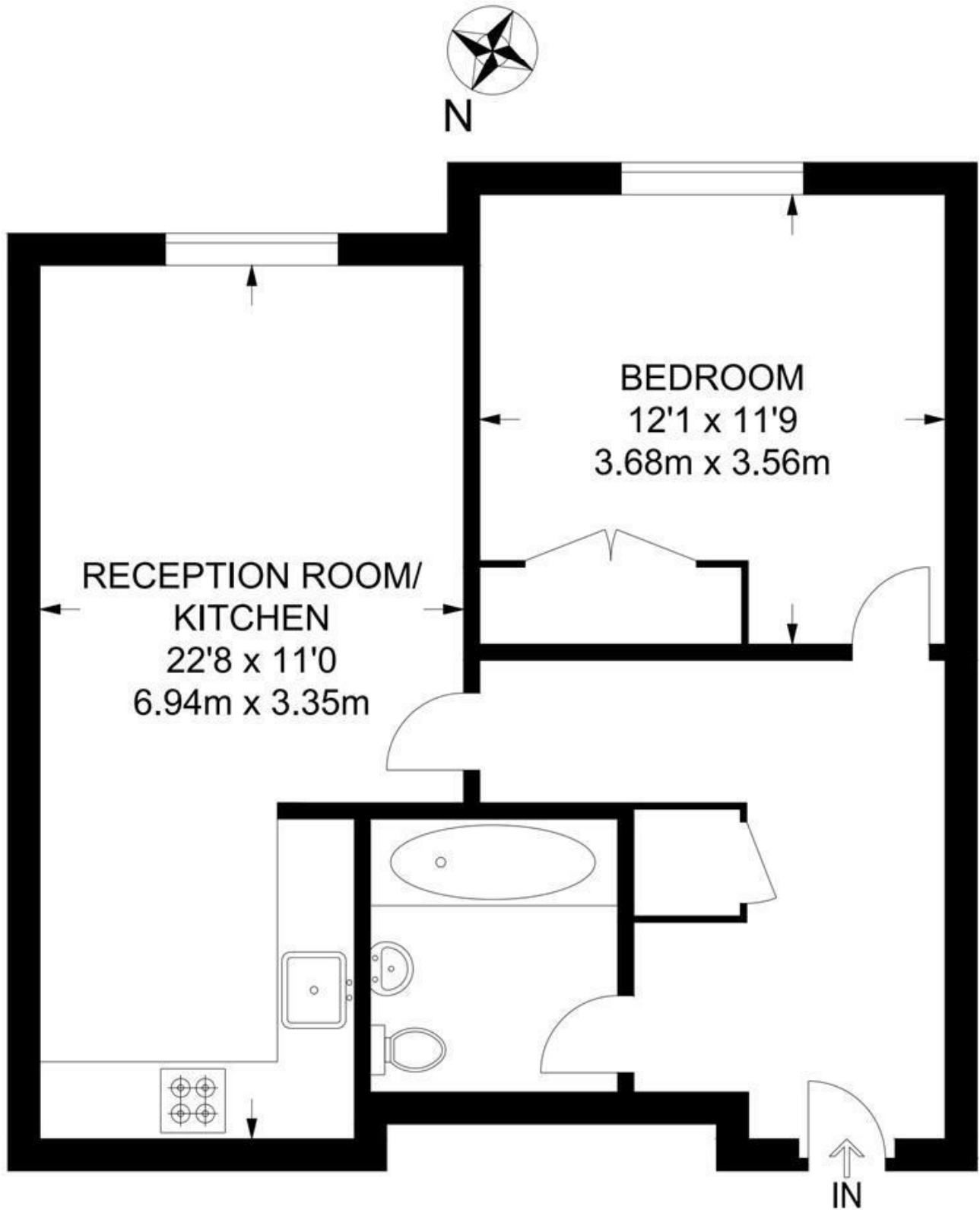
Lease: 999 years from 2002

Service Charge: approx. £6,000 per annum

Ground Rent: £250 per annum

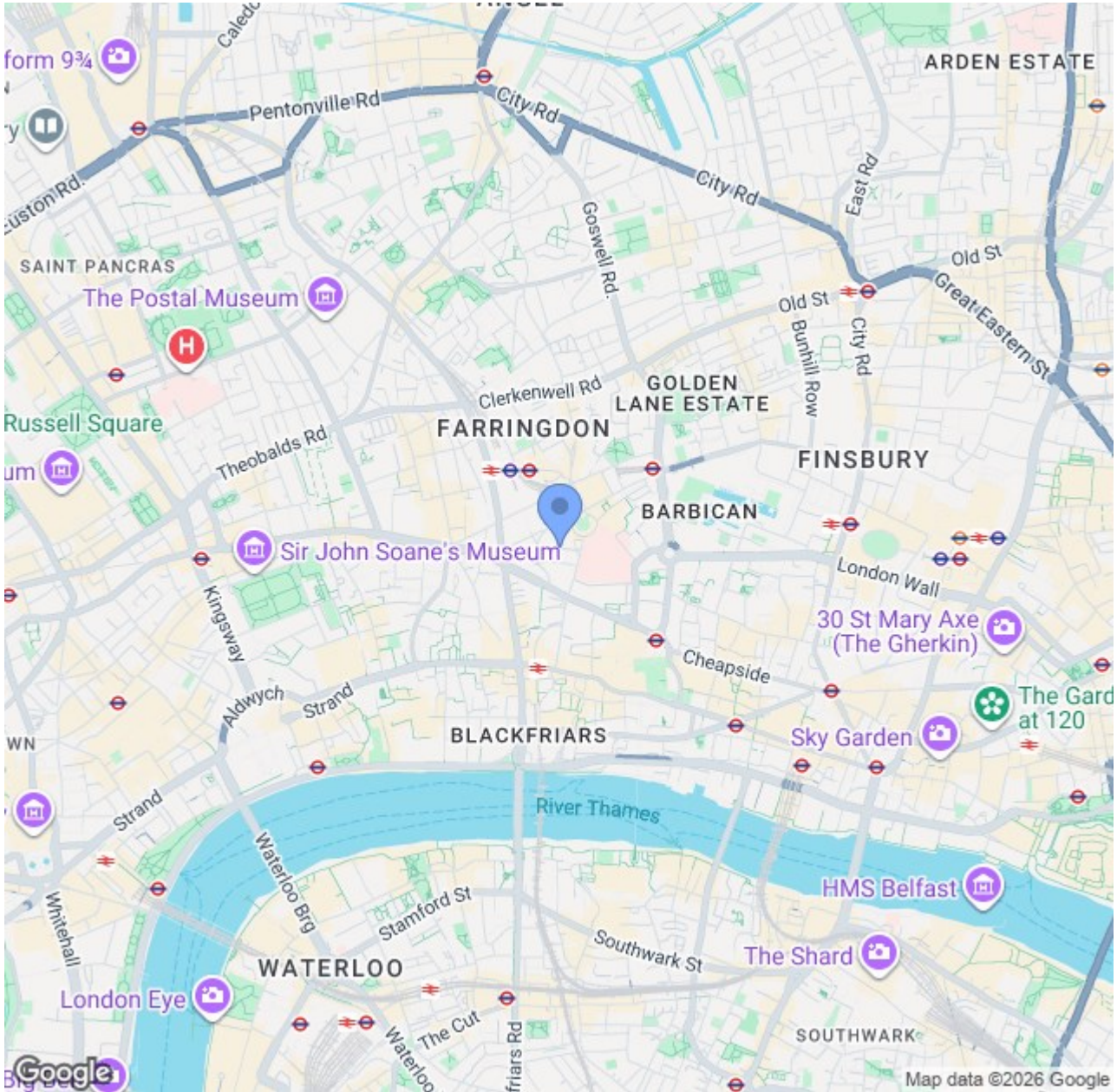
Council Tax: Band E = £1,625.02 per year (25% discount for single occupancy)





**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA  
542 SQ FT / 50.3 SQ M**



## 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>87</b>
(69-80) <b>C</b>		<b>75</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	