



## JOHN TRUNDLE COURT, LONDON, EC2Y 8DJ

Asking Price £365,000

1 Bedroom | 1 Bathrooms | For Sale

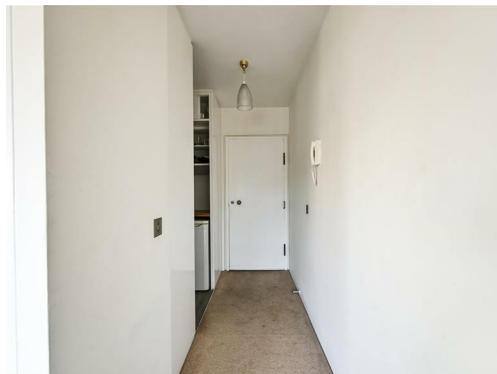
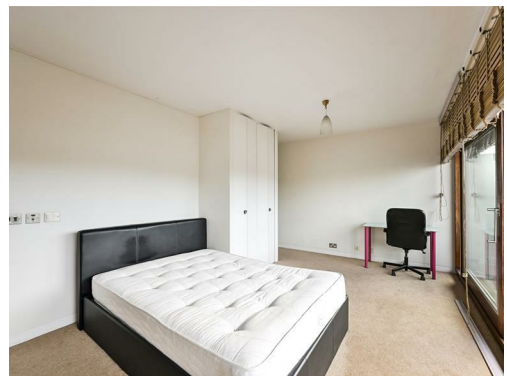
### Property Features

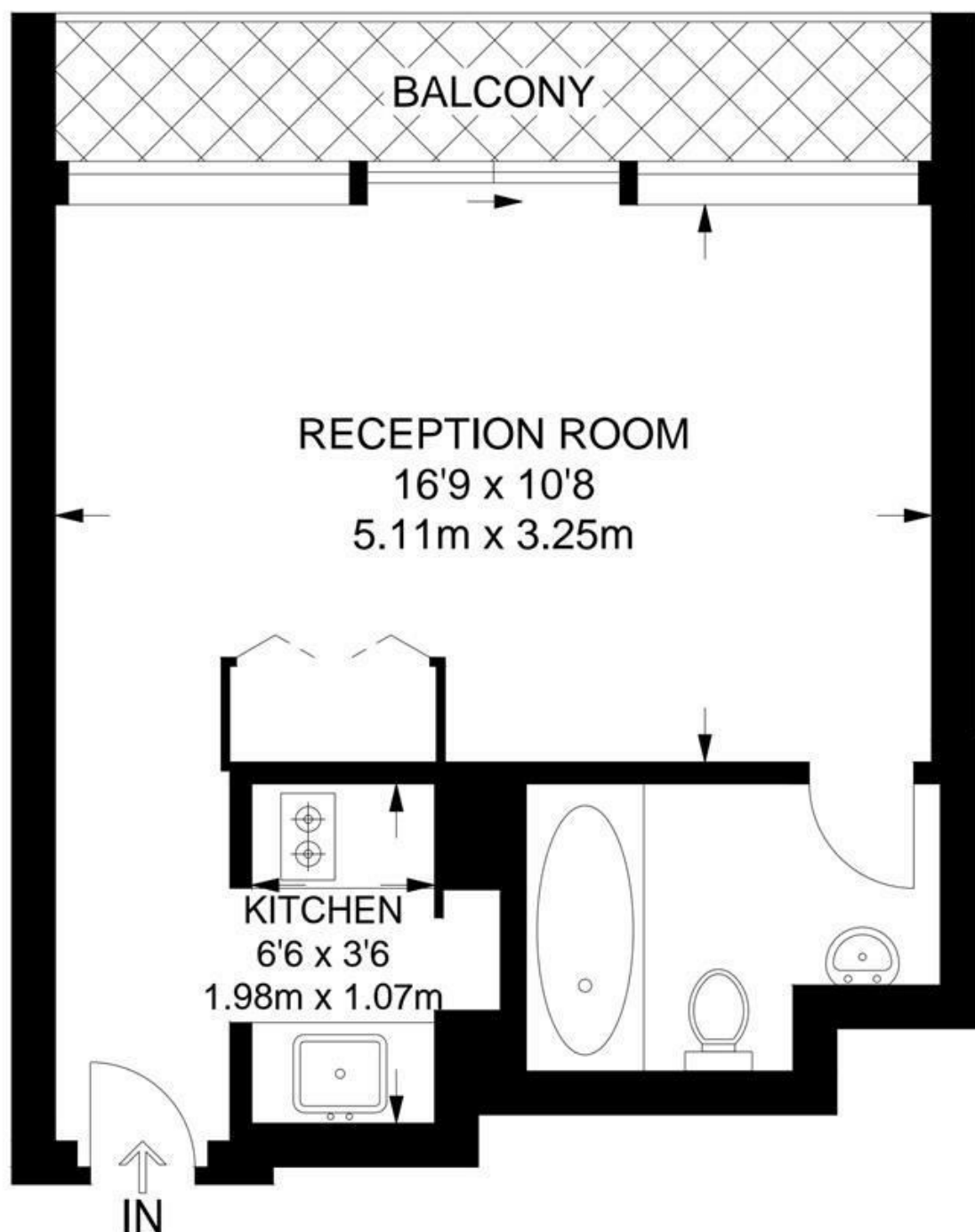
- Small Style Studio Flat
- Balcony
- 3rd Floor
- Close to Elizabeth Line Station Farringdon
- West Facing
- EPC Rating - B
- Close to Barbican Underground
- Extended Lease

Scott City are pleased to offer this small style studio apartment which is situated on the third floor of John Trundle Court, within the Barbican Estate. This property has an open-plan studio room and with fitted original Barbican kitchen and original bathroom. The flat has a balcony with an westerly aspect overlooking Aldersgate Street with great views of the CITY beyond. There is no ongoing chain we highly recommend a viewing.

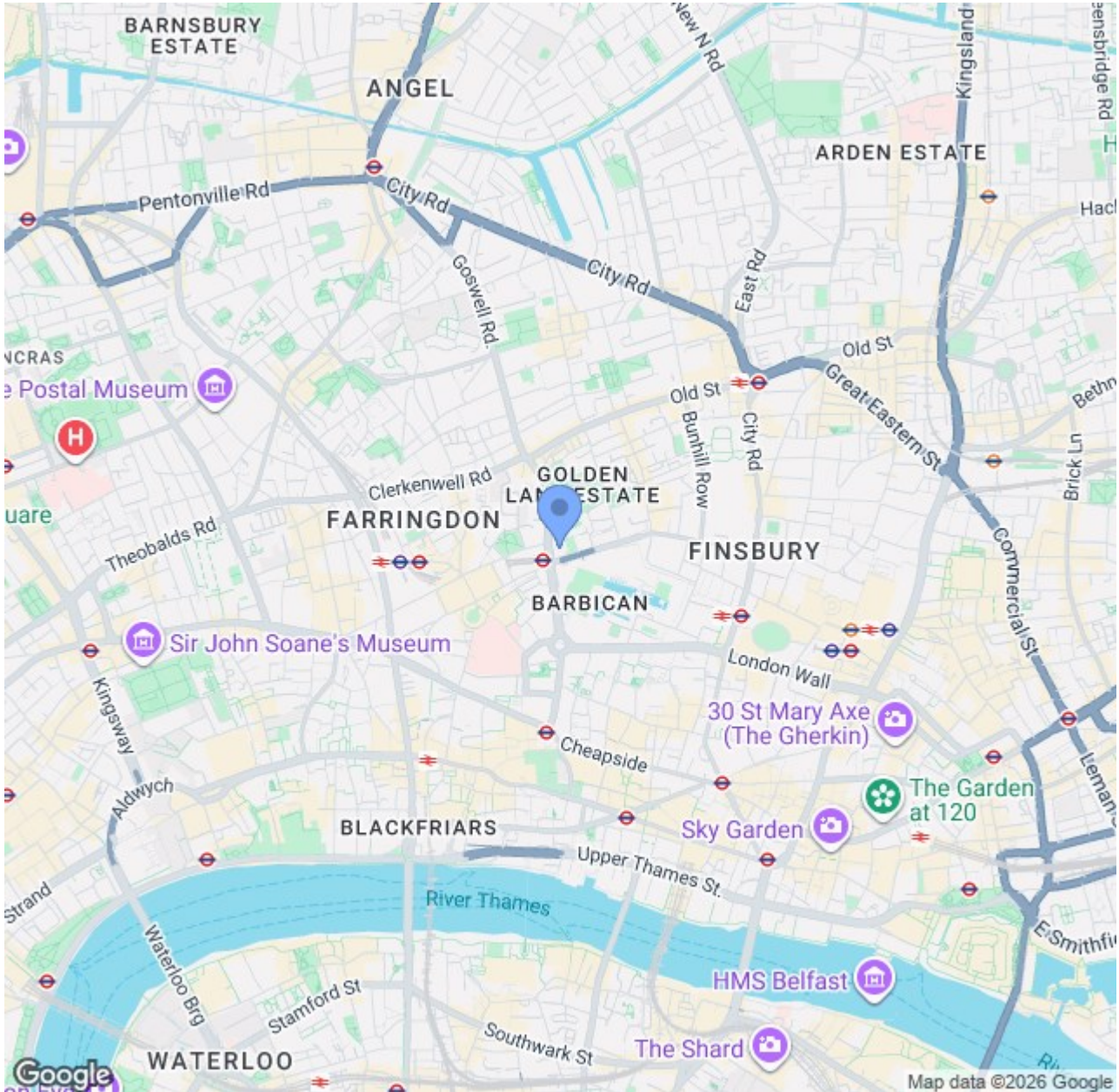
Situated close to Barbican Station (circle line), St PAUL'S (Central Line) Mansion House and the new Elizabeth Line Station at Farringdon. Within walking distance are Waitrose, Marks & Spencer and Tesco. Also within easy reach are St. Pauls' Cathedral, The River, South Bank, Tate Modern, and the One New Change Shopping Complex with various shops, restaurants and bars. The Barbican Arts Centre with its many bars, restaurants, theatre, cinema's, gallery and library is also within easy walking distance.

Extended Lease: 170 Years remaining Service Charge: £3450.00 per annum  
Council Tax Band D - £1,329.56 (25% discount for single occupancy)





**APPROXIMATE GROSS INTERNAL AREA**  
**282 SQ FT / 26.2 SQ M**



## CONTACT US ABOUT THIS PROPERTY

122 Newgate Street, London, EC1A 7AA

T: 020 7600 0026

F: 020 7600 0025

E: [property@scottcity.co.uk](mailto:property@scottcity.co.uk)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</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 |           |