



## JOHN TRUNDLE COURT, LONDON, EC2Y 8NE

Guide Price £450,000

1 Bedroom | 1 Bathrooms | For Sale

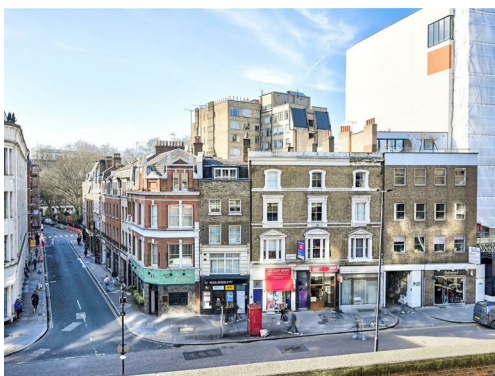
### Property Features

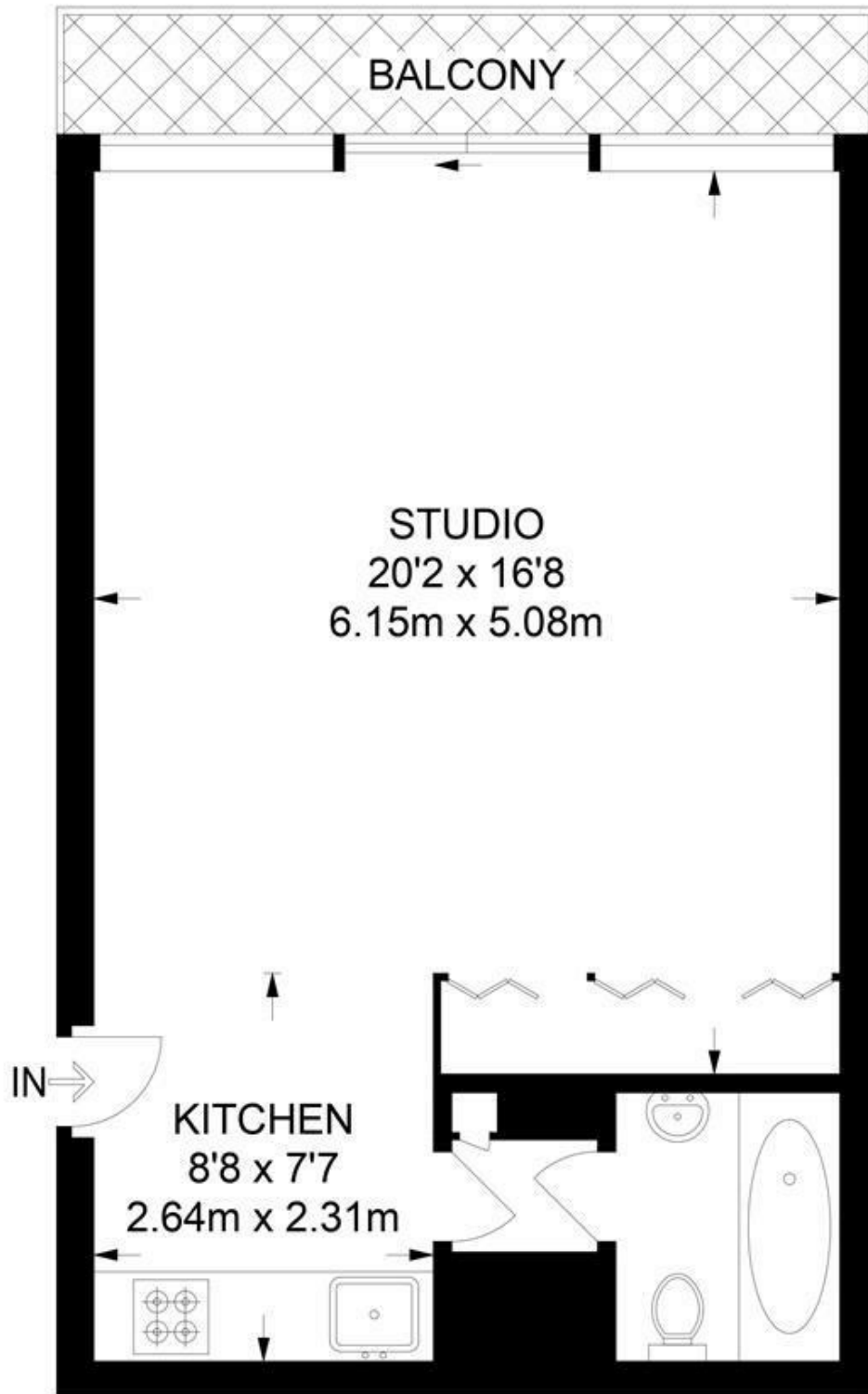
- Large Style Studio Flat
- Kitchen
- First Floor
- Close to Barbican Arts Centre
- Extended Lease
- West Facing
- Original Barbican Bathroom
- Balcony
- Close to Elizabeth Line and Barbican Stations

Scott City are pleased to offer this large style studio apartment which is situated on the first floor of John Trundle Court, within the Barbican Estate. This property has an open-plan studio room with a part fitted original Barbican kitchen and original bathroom. The flat offers a West facing balcony with views towards Charterhouse Square. There is no ongoing chain we highly recommend a viewing. This property has the advantage of an extended lease.

Situated close to Barbican Station (circle line), St PAUL'S (Central Line) Mansion House and the 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.

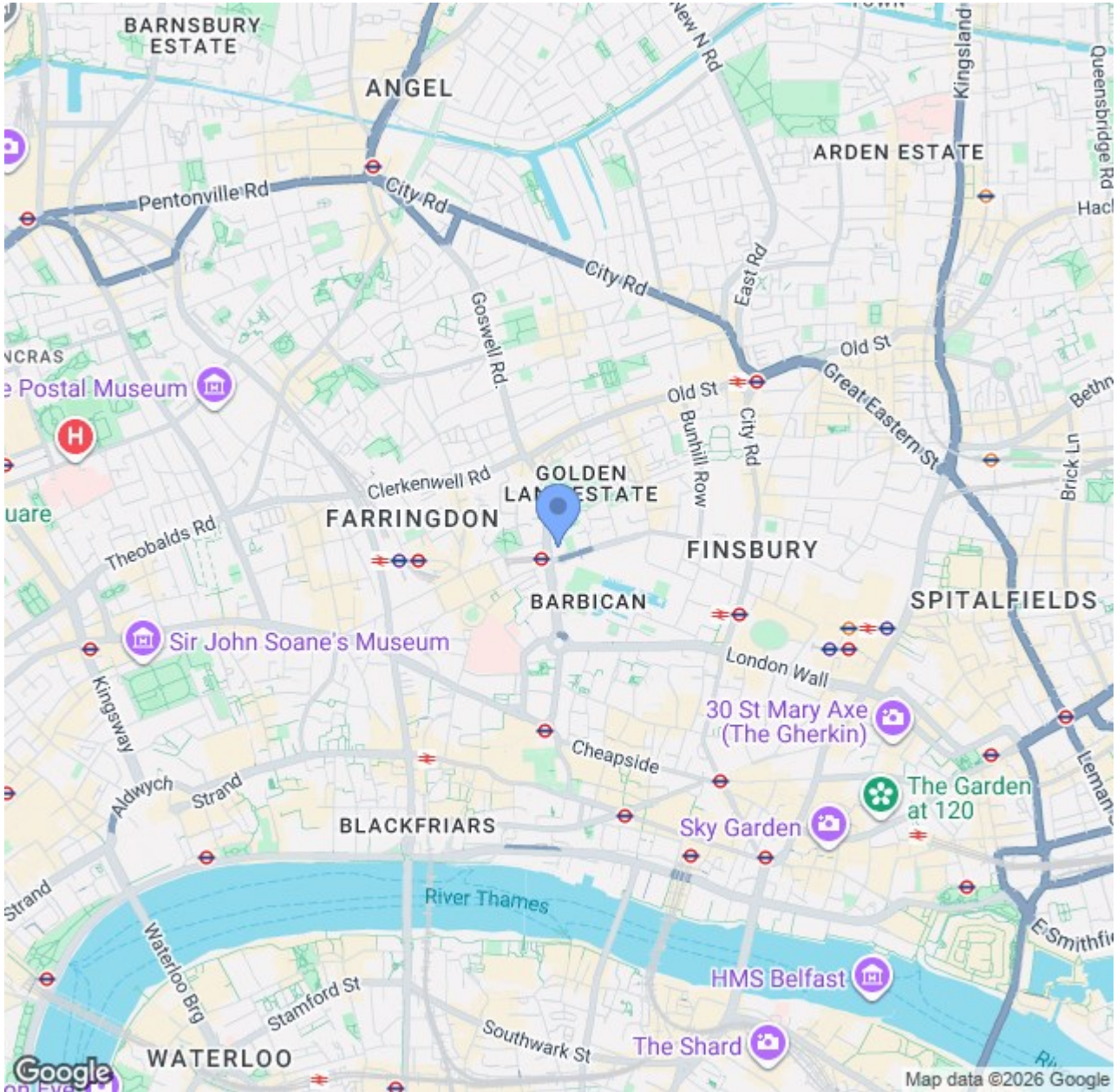
Lease: 170 Years Extended Service Charge: £4328 per annum Ground Rent: £10 per annum Council Tax Band D - £1,217.89 (25% discount for single occupancy)





**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA  
443 SQ FT / 41.1 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>			
(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	