



## BURGON STREET, LONDON, EC4V 5DR

By Auction £535,000

2 Bedrooms | 1 Bathrooms | For Sale

### Property Features

- Two Bedroom
- Fitted Kitchen
- Quirky Layout
- Central City Location
- EPC Rating: D
- Duplex Apartment
- Bathroom
- Some High Ceilings
- Close To St Pauls

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

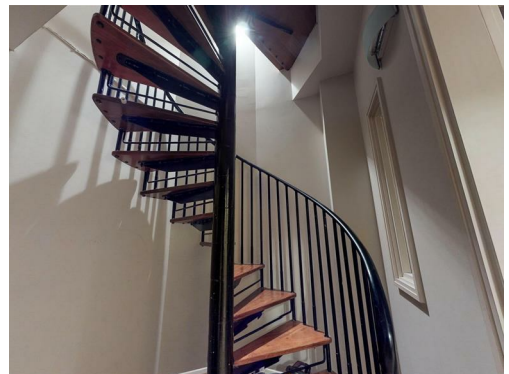
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken.

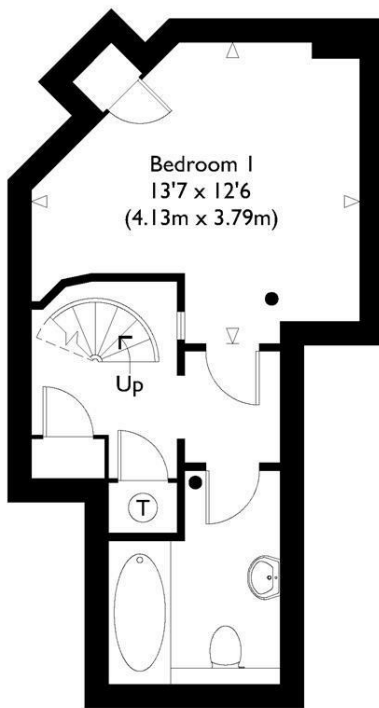
This two bedroom duplex apartment is located close to St Pauls Cathedral in a historic part of the City just off Carter Lane. The property benefits from its own private front door at street level. The living area is spacious with high ceilings and off the living room is a fully fitted kitchen. The property is quirky in its layout and offers a further two bedrooms, one being accessed by a spiral staircase which also leads you to the bathroom at lower ground floor level.

Lease: 999 years from 1997

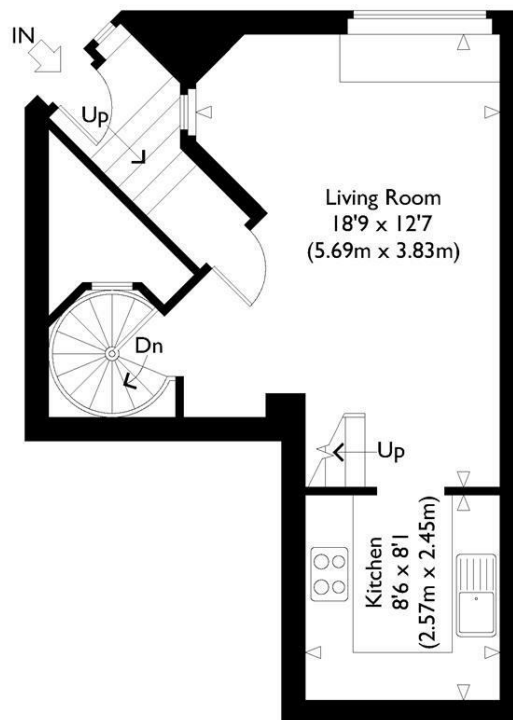


Prepared for Scott City

## BURGON STREET EC4V 5DR



Level - I



Ground Floor

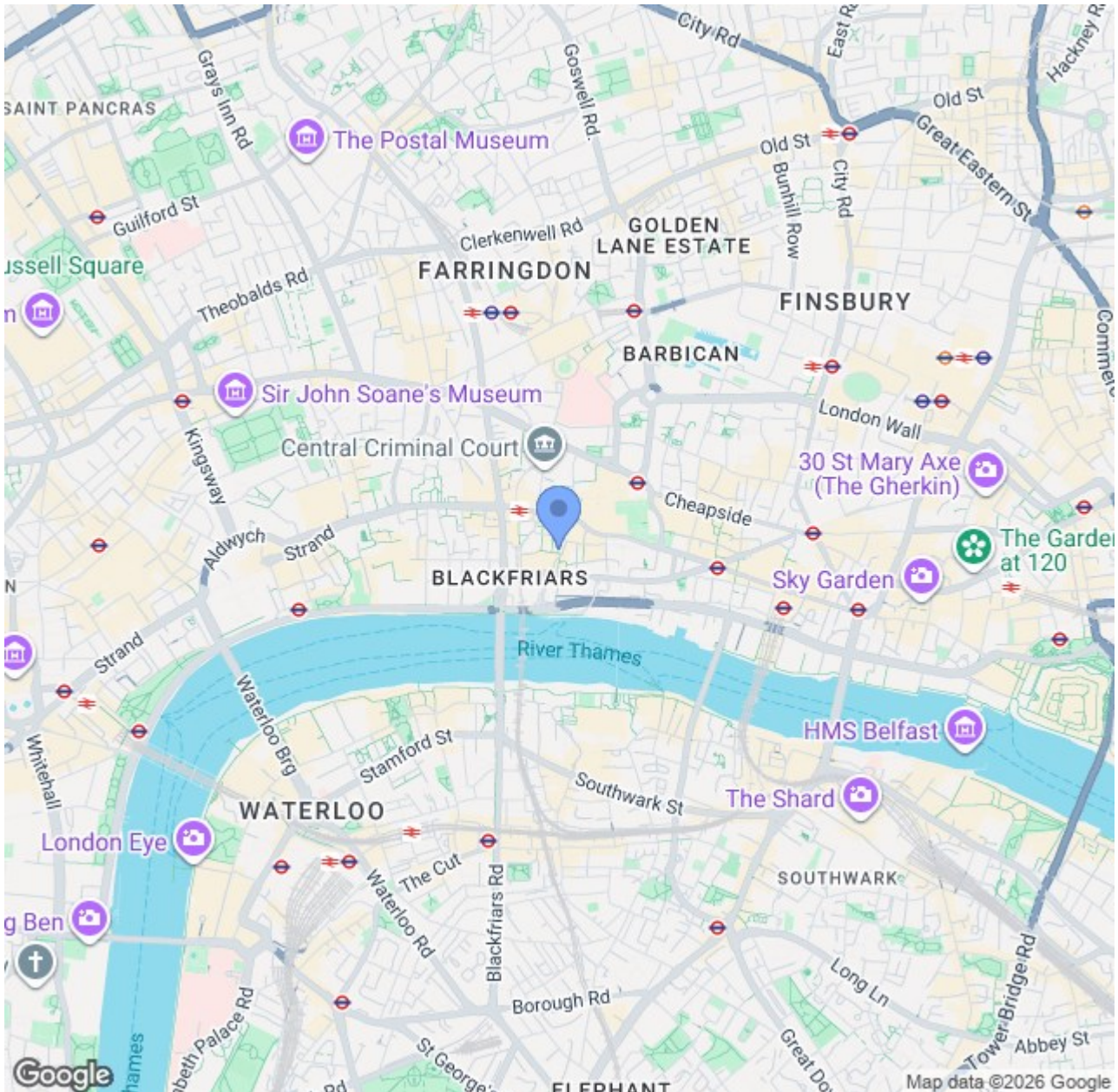


First Floor

Approximate Gross Internal Floor Area : 725 sq ft / 67.4 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 R.I.C.S. 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
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>	62	77
EU Directive 2002/91/EC		