



## 10 HOSIER LANE, LONDON, EC1A 9LQ

Asking Price £460,000

null Bedrooms | 1 Bathrooms | For Sale

### Property Features

- Studio Apartment
- Fitted Kitchen
- Close to St Pauls
- Security Entry
- Wood Flooring
- Shower room
- 24 Hour Concierge

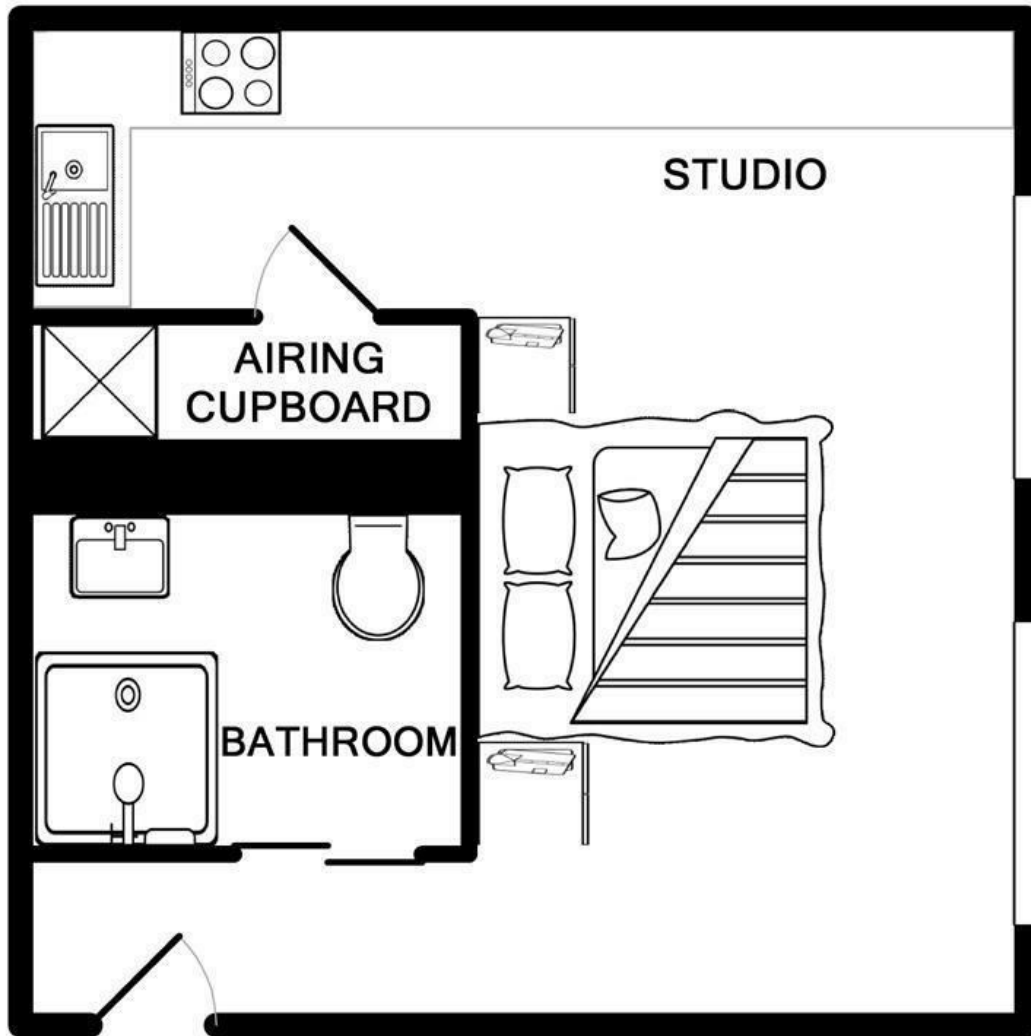
Hosier Lane is situated in the heart of West Smithfield between St Pauls and Chancery Lane. This Luxury development offers 24 hour porterage with impressive main entrance.

Situated on the lower ground floor of Hosier Lane is this STUDIO apartment measuring approx. 390 sq. feet (36.2 sq. m). These apartments offer high quality features and fine detailing which include sealed wood floor with underfloor heating, fully fitted kitchens with all appliances included and fully tiled wet room.

This development offers 24 hour porterage and is situated just off West Smithfield close to St Pauls in a very central CITY location also close to FARRINGDON (Circle Line), St PAUL'S (Central Line) Mansion House and the new Crossrail Station at Moorgate and 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 many shops, restaurants and bars.

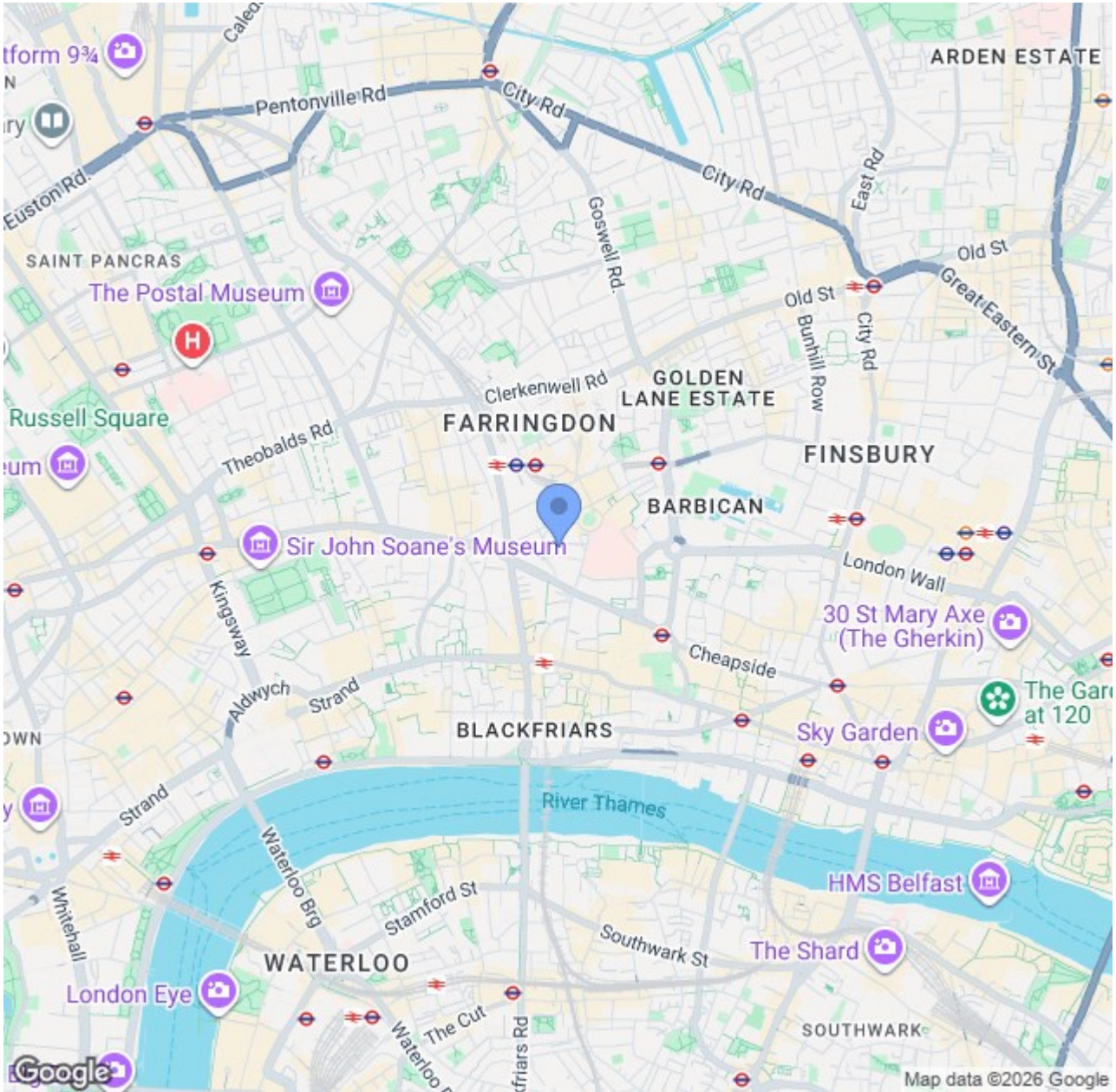
Lease: 999 years from 2002 Service Charge: £TBA per annum Ground Rent: £250 per annum





10 HOSIER LANE, EC1  
TOTAL APPROX. FLOOR AREA 36.2 SQ.M. (390 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



## 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>81</b>	<b>81</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	