



## GOUGH HOUSE, LONDON, EC4A 3DQ

Asking Price £955,000

2 Bedrooms | 2 Bathrooms | For Sale

### Property Features

- Two Bedrooms
- Fully Fitted Kitchen
- Long Lease
- Lower Ground Floor
- Two Bathrooms
- Day Porter
- Located off Fleet Street
- Grade II Listed Building

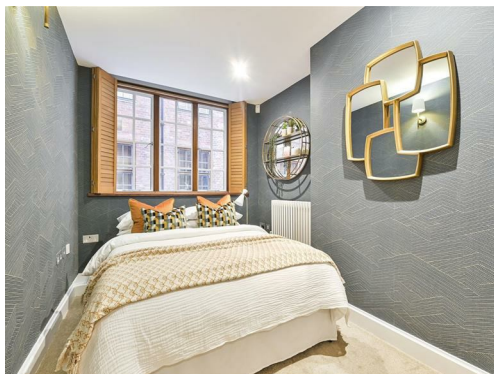
Scott City are pleased to present this stylish TWO BEDROOM apartment finished to a HIGH SPEC throughout, situated in a Grade II Listed building, previously a print works and college.

This apartment boasts a spacious open plan living room/kitchen. As well as two bedrooms, the property benefits from two large modern bathrooms.

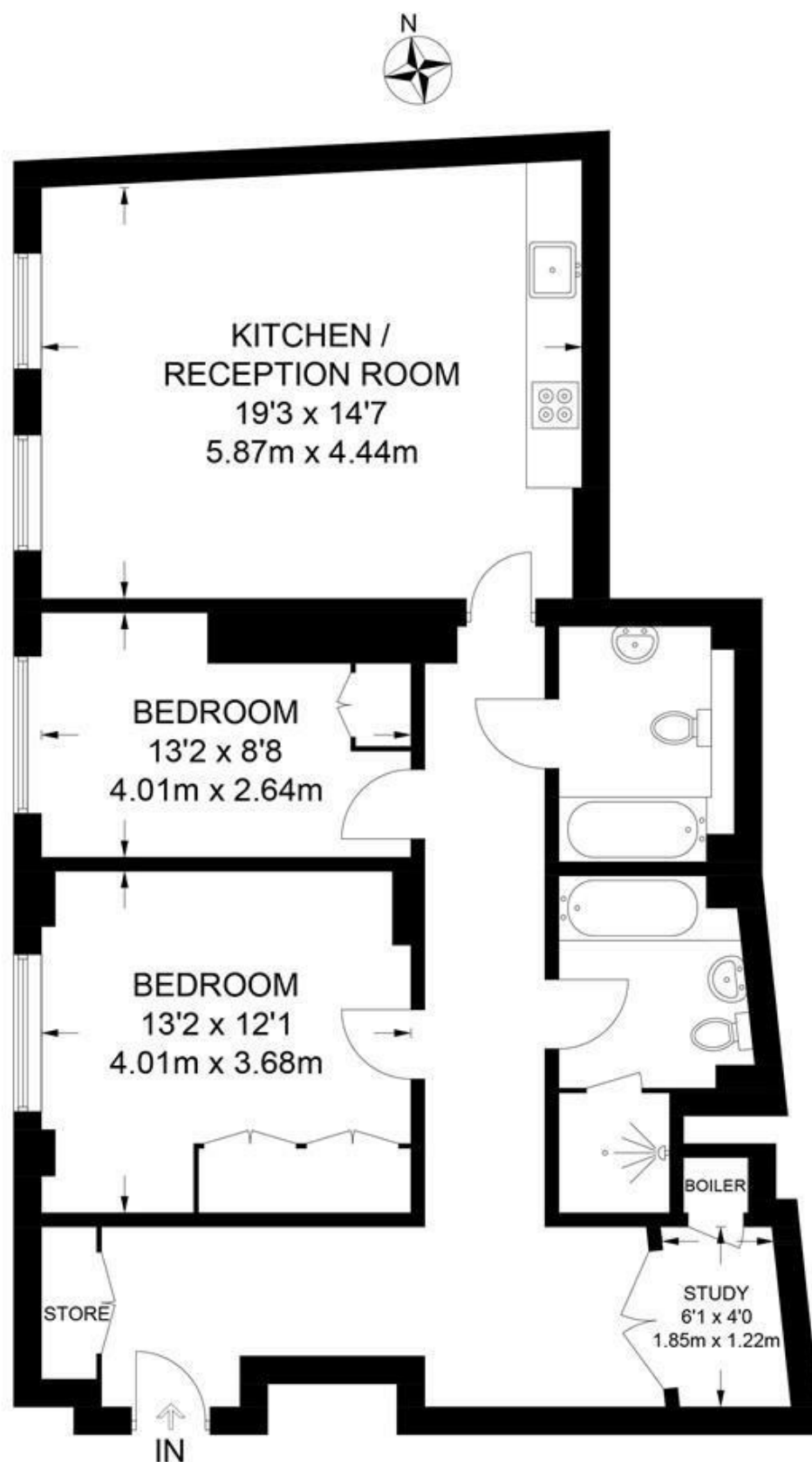
There is ample storage through the property and access can be granted to guests via a video entry system. The building also includes a porter during the week from 8am to noon.

Gough House is located in a very central CITY location as well as being well connected close to BLACKFRIARS (Circle Line), St PAUL'S (Central Line) Mansion House and the new ELIZABETH LINE Station at Farringdon. 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: 979 years remaining Service Charge: £7,600 per annum  
Council Tax Band F: £1,840.32 per annum



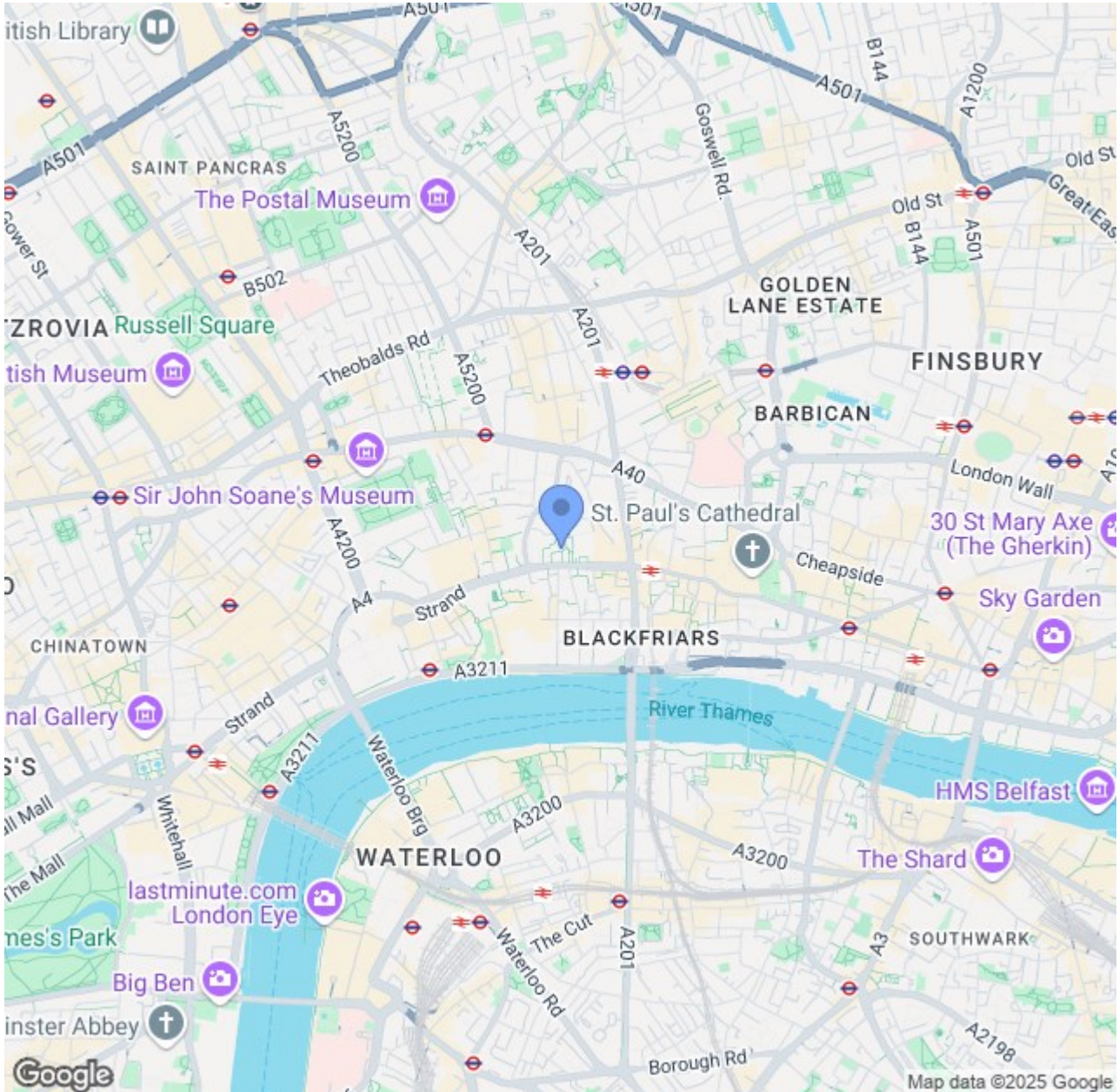




## LOWER GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA  
991 SQ FT / 92.1 SQ M

This plan has been drawn for illustrative and identification purposes only.



## 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>	75	78
EU Directive 2002/91/EC		