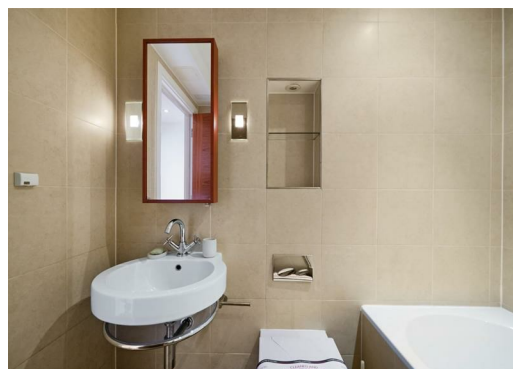




Goswell Road, London, EC1M

This fifth floor one bedroom apartment, is located to the rear of this residential block, and has a peaceful West facing balcony.

Comprising a large bedroom with fitted wardrobes, bathroom with shower over bath and an open plan reception/fully integrated kitchen, including dishwasher, integrated microwave and washing machine/tumble dryer.

The West facing private balcony is accessible from the lounge and compliments the apartment.

The block has a secure fob entrance with a video entry system, a residents lift and each floor only holds two apartments.

Conveniently located for easy reach of Barbican & St Pauls tube stations.

- Double bedroom with double bed (and mattress)
- Built in wardrobes
- Fully integrated kitchen (with dishwasher)
- West facing private balcony
- Fifth floor
- Excellent local transport links

£2,500 Per month

Goswell Road, EC1M 7AJ

Approx Gross Internal Area = 45.7 sq m / 492 sq ft

Balcony= 2.6 sq m / 28 sq ft

Total = 48.3 sq m / 520 sq ft



Ref :

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**B L E U
P L A N**

The floor plan is to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

