



Wood Street

Asking price £595,000

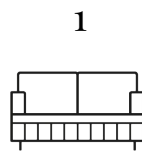
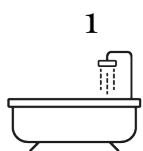
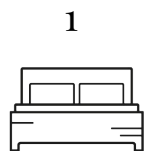
Apartment

Size - 560.00 sq ft

Tenure - Leasehold

Status - Under Offer (SSTC)

Council Tax Band - E



Wood Street, London, EC2Y 5AG

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Districts London are proud to present this spacious one bedroom apartment spread across 581 Sq Ft within Roman House, a landmark building redesigned and refurbished for City living by Berkeley Homes. This excellent apartment features zoned lighting, video entry phone, Siemens appliances, a large walk-in wardrobe and underfloor heating throughout. Roman House services include a 24-hour concierge service, resident's gym and is situated next to the world-renowned Barbican Centre which is famous for its arts and music.

Close by there is a plethora of amenities including bars and restaurants around Smithfield market combine this with the well-placed transport links of Moorgate, Barbican, Farringdon, Chancery Lane and St Paul's Underground this apartment is perfectly located for luxury London living.

Leasehold: 988 Years remaining approximately
 Ground rent amount: Ask Agent
 Review period: Ask agent
 Service charge amount: £6,829.00pa Approx.
 Review period: Ask Agent
 Council tax band: E - City of London

Electricity supply – Mains | Heating & Hot Water – Mains | Water Supply & Sewerage – Mains | Lift Access

To check broadband and mobile phone coverage please visit Ofcom
 To check planning permission please visit the Council Website, Planning & Building Control

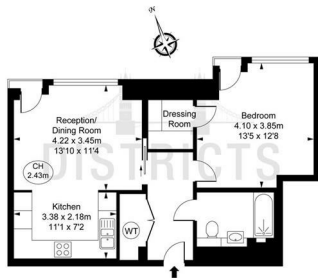
Key Information

- 581 Sq Ft
- One Bedroom
- Open Plan Living
- Communal Gardens
- Residents Gym
- 24 Hour Concierge
- Premium Specification
- Premier Developer



Floorplan

Roman House,
 Wood Street, EC2Y
 Approximate Gross Internal Area
 52.06 sq m / 560 sq ft
 (CH = Ceiling Heights)



EPC Certificate

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

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