



Exceptional two bedroom apartment in Barts Square.

Dominion House, 59 Bartholomew Close, London, EC1A

Guide Price £1,250,000 Leasehold (Lease Expiry August 3013)



• **Two bedroom • Two bathroom • Reception room**

- High specification kitchen • Wooden flooring throughout
- Spacious layout • 24 hour concierge • Residents lounge
- Chain free

Local Information

Barts Square sits on a long-established route between the Smithfield Conservation Area and St Paul's, linking London's historic heart with its financial centre.

The property is located in the heart of the City of London and is close to One New change shopping centre. Transport links including a selection of underground stations including Barbican, St Paul's and Farringdon.

About this property

This bright apartment in Dominion House features two bedrooms with built in wardrobes and two luxurious bathrooms with contrasting marble finishes. Large floor to ceiling windows bath all principle rooms in natural light and a terrace overlooks an attractive, well-manicured, communal garden. The spacious layout features an open plan kitchen/reception room with a high specification fitted kitchen and engineered oak flooring throughout.

Residents of Dominion House have exclusive use of a range of on-site facilities including but not limited to 5 star 24 hour concierge service, private meeting room, cinema with lounge bar, and a resident's lounge overlooking the communal garden.

Please note these images were taken in 2020.



Tenure - Leasehold (Lease Expiry August 3013)

Local Authority - City Of London

Council Tax - Band = G

Ground Rent - £600 per annum (due to be reviewed in 2024)

Service Charge - £8,300 per annum

Energy Performance - EPC Rating = B

Viewing - All viewings will be accompanied and are strictly by prior arrangement through Savills Clerkenwell Office. Telephone: +44 (0) 207 253 2533.

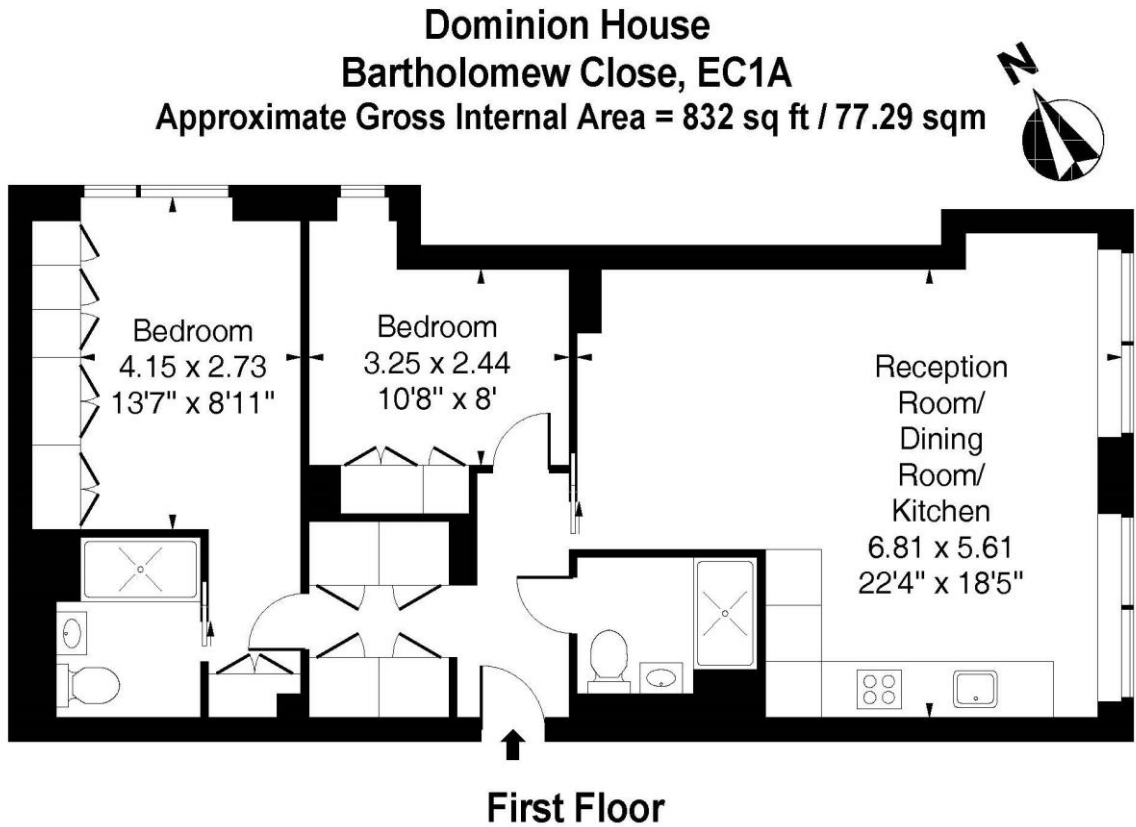





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Gross Internal Area 832 sq ft, 77.3 m²

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Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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