HOSIER LANE, FARRINGDON, LONDON, EC1A 9LS

Furnished, £675 pw (£2,925.00 pcm)  + £285 inc VAT tenancy paperwork fee and other charges apply.*

Available Now
HOSIER LANE, FARRINGDON, LONDON, EC1A 9LS

£675 pw (£2,925.00pcm) Furnished

• 2 Bedrooms • 2 Bathrooms • 1 Reception
• Situated on the 6th floor • Measures over 1000 sq ft • 2 modern bathrooms • Terrace • 24 hour concierge and lift • Agency fees apply • EPC Rating = D • Council Tax = E

Description
Situated on the sixth floor in the exclusive 10 Hosier Lane development this large lateral 2 bedroom apartment measures over 1000 sq ft.

Offering a large open plan reception room the property benefits from a full fitted kitchen, 2 good sized bedrooms with built in storage, 2 bathrooms and a large terrace.

Situation
This development offers 24 hour concierge and is situated in West Smithfield in the heart of the City within walking distance of St Paul's, Holborn Viaduct and Clerkenwell. Also close to Farrington (Circle Line), St Paul's (Central Line) Mansion House and the new Crossrail Station at Moorgate and Farringdon (under construction, due 2018).

Within walking distance are Waitrose, Marks & Spencer and Tesco. Within easy reach are St. Paul's Cathedral, The River, South Bank, Tate Modern and the One New Change shopping complex with sixty shops, restaurants and bars.

Energy Performance
A copy of the full Energy Performance Certificate is available on request.

Viewing
Strictly by appointment with Savills.
Hosier Lane, EC1A
Approximate Gross Internal Area = 1067 sq ft / 99.16 sqm

Kitchen/Reception Room
7.40 x 5.87
24'3" x 19'3"

Bedroom
4.15 x 3.55
13'7" x 11'8"

Bedroom
5.20 x 3.42
17'1" x 11'3"

Terrace

Sixth Floor

Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only and is not to scale.
Dotted lines indicate restricted head height unless marked otherwise.

Energy Efficiency Rating

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*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT), £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check in fee – charged at the start of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £59 (inc VAT) for a one bedroom flat in the country and maximum of £882 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees Please be advised that the local area may be affected by aircraft noise and/or planning applications. We advise you make your own enquiries. 20190212HUG

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