



DOMINION HOUSE, BARTS SQUARE, LONDON, EC1A 7BF

Guide Price £1,750,000 - Leasehold



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South-facing • Floor to ceiling windows • High specification brand new apartment • 24 hour concierge service, resident's cinema and lounge • No onward chain

- EPC Rating = B
- Council Tax = G

Description

This beautifully presented fourth floor apartment occupies one of the highly sought after corner plots in Dominion House in Barts Square. Measuring approximately 885 sq ft, it features 2 double bedrooms, 2 bathrooms and dual aspect, open plan kitchen and reception room.

The living space is wonderfully light, with floor to ceiling windows which provide views over the piazza. The kitchen is a contemporary design, with benefits from fitted Miele appliances and stainless steel worktops.

Both bedrooms are south-east facing and the master bedroom benefits from a dressing room and luxury en suite bathroom with a walk-in shower and separate bath tub. The apartment also benefits from a second luxury shower room with a walk-in shower and hallway storage.

Residents of Barts Square will have exclusive use of a range of on-site facilities including but not limited to five star twenty-four hour concierge service, a resident's cinema with lounge bar, private meeting room and a resident's lounge overlooking the communal garden.

Location

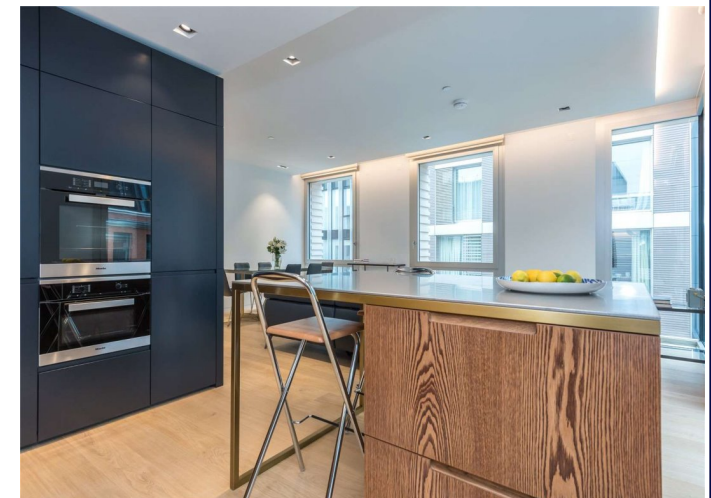
Barts Square is a new development situated short walk from the heart of the City. It sits on a long-established route between the Smithfield Conservation Area and St Paul's, linking London's historic heart with its financial centre. Barbican and St. Paul's stations are both within easy reach and the apartment is also situated just a couple of minutes' walk from the entrance to Farringdon station, where the Elizabeth line will be running from in Q4 2019.

Energy Performance

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

Viewing

Strictly by appointment with Savills.

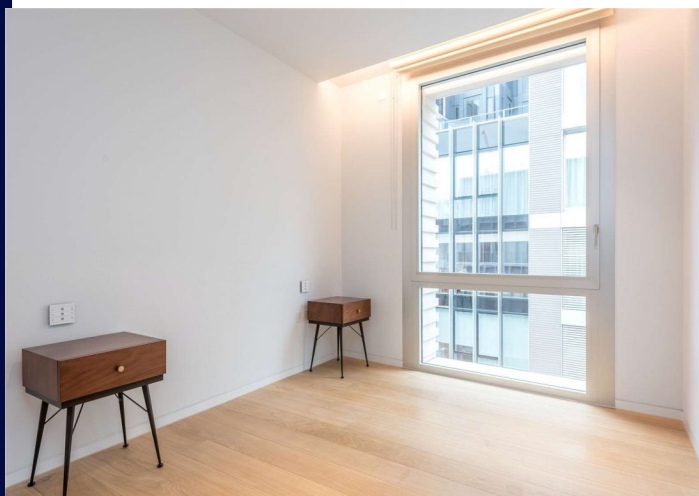
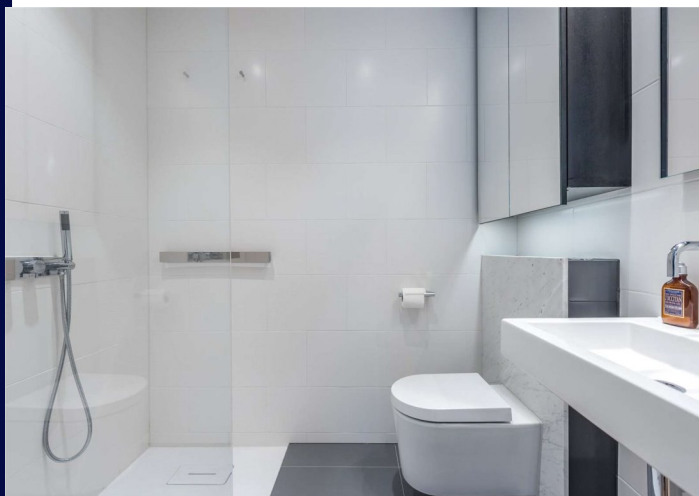


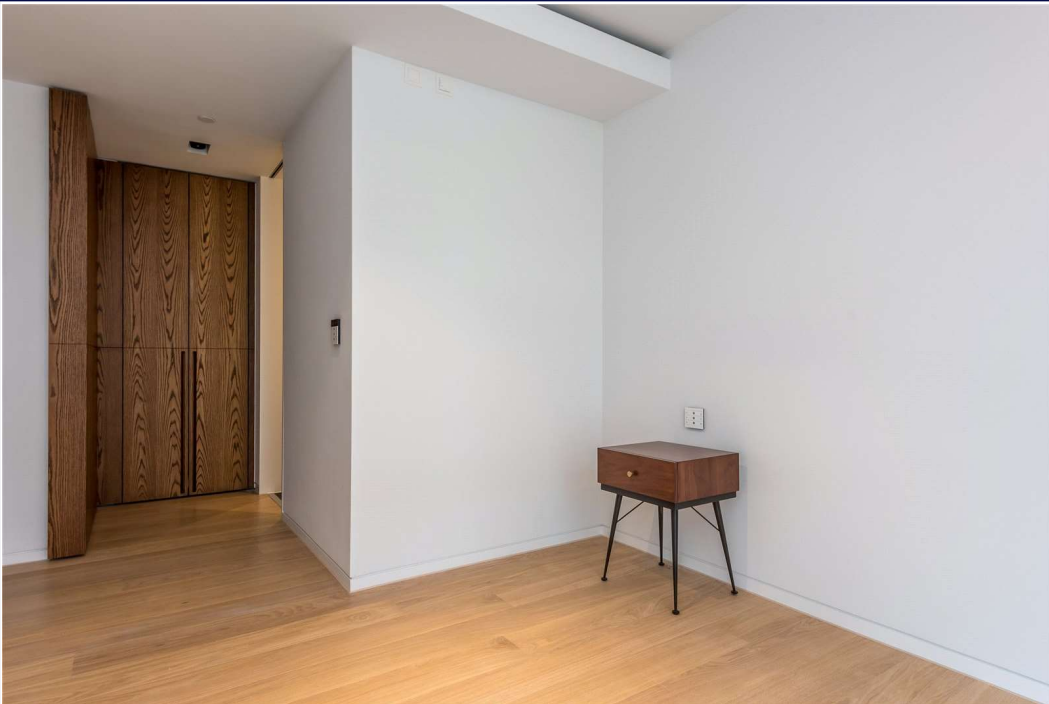
**Dominion House,
Bartholomew Close, EC1A**
Approximate Gross Internal Area = 885 sq ft / 82.22 sqm



Fourth 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.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(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