



## 3 LUDGATE SQUARE, LONDON, EC4M 7AS

Asking Price £725,000

2 Bedrooms | 2 Bathrooms | For Sale

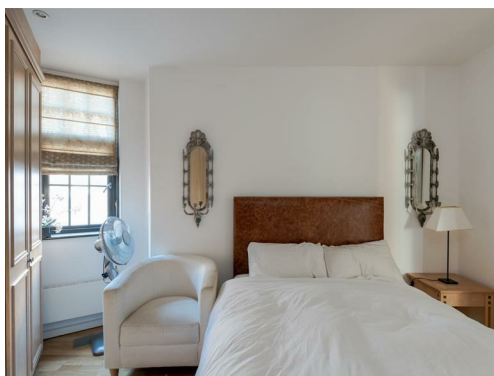
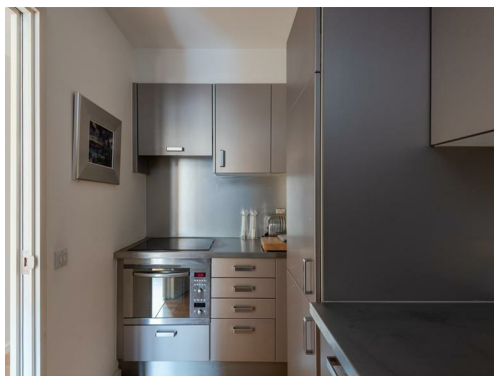
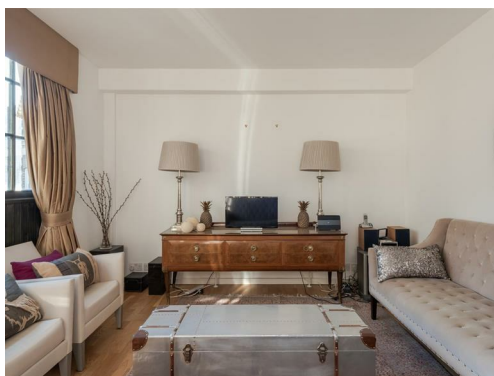
### Property Features

- Two Bedroom
- En Suite Bathroom
- Shower Room
- Close to St Pauls Cathedral
- Second Floor
- Fitted Kitchen
- Security Entry System
- Great Central City Location

This TWO BEDROOM apartment is situated off LUDGATE HILL moments from St PAULS CATHEDRAL in the City of London, well located next to St Pauls Cathedral. The property is situated on the 2nd floor and has been maintained in good condition by the present owner and offers laminate wood floors, fitted shower room and en suite bathroom and fully fitted kitchen, good size reception room and two bedrooms. There is a security entry system and passenger lift.

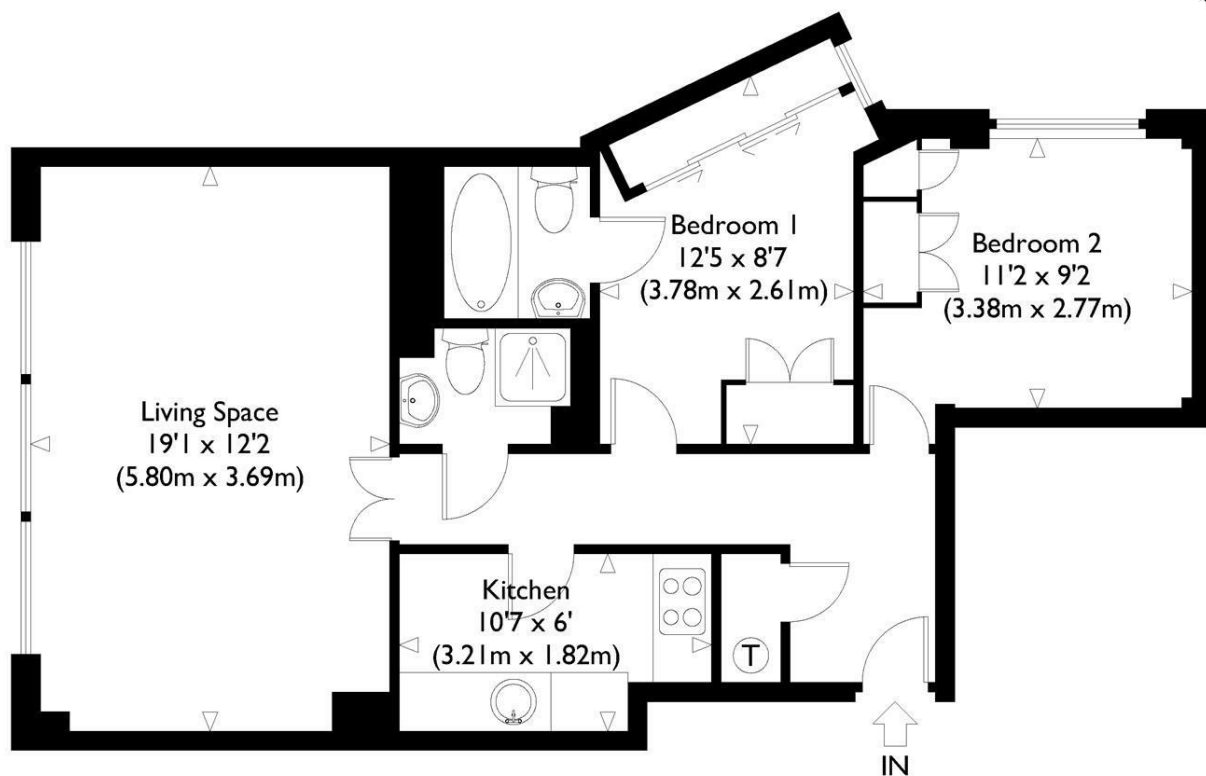
This area close to St Paul's and Fleet Street offers many bars, pubs and restaurants and is within easy walking distance of the RIVER and the Millennium Bridge. Covent Garden to the west is also easily accessible. Also close by is St PAUL'S underground station (Central Line) Blackfriars and Temple (Circle and District Line) and the new Crossrail Station at Farringdon (under construction, due 2021). Within walking distance are Marks & Spencer and Tesco. Also within easy reach are St. Pauls' Cathedral, The River, South Bank, Tate Modern, and the One New Change Shopping Complex with sixty shops, restaurants and Bars. Also near by are local Schools within walking distance.

Lease: 125 Years from July 2001 Service charge: £3300 per annum Ground rent: £250 per annum



Prepared for Scott City

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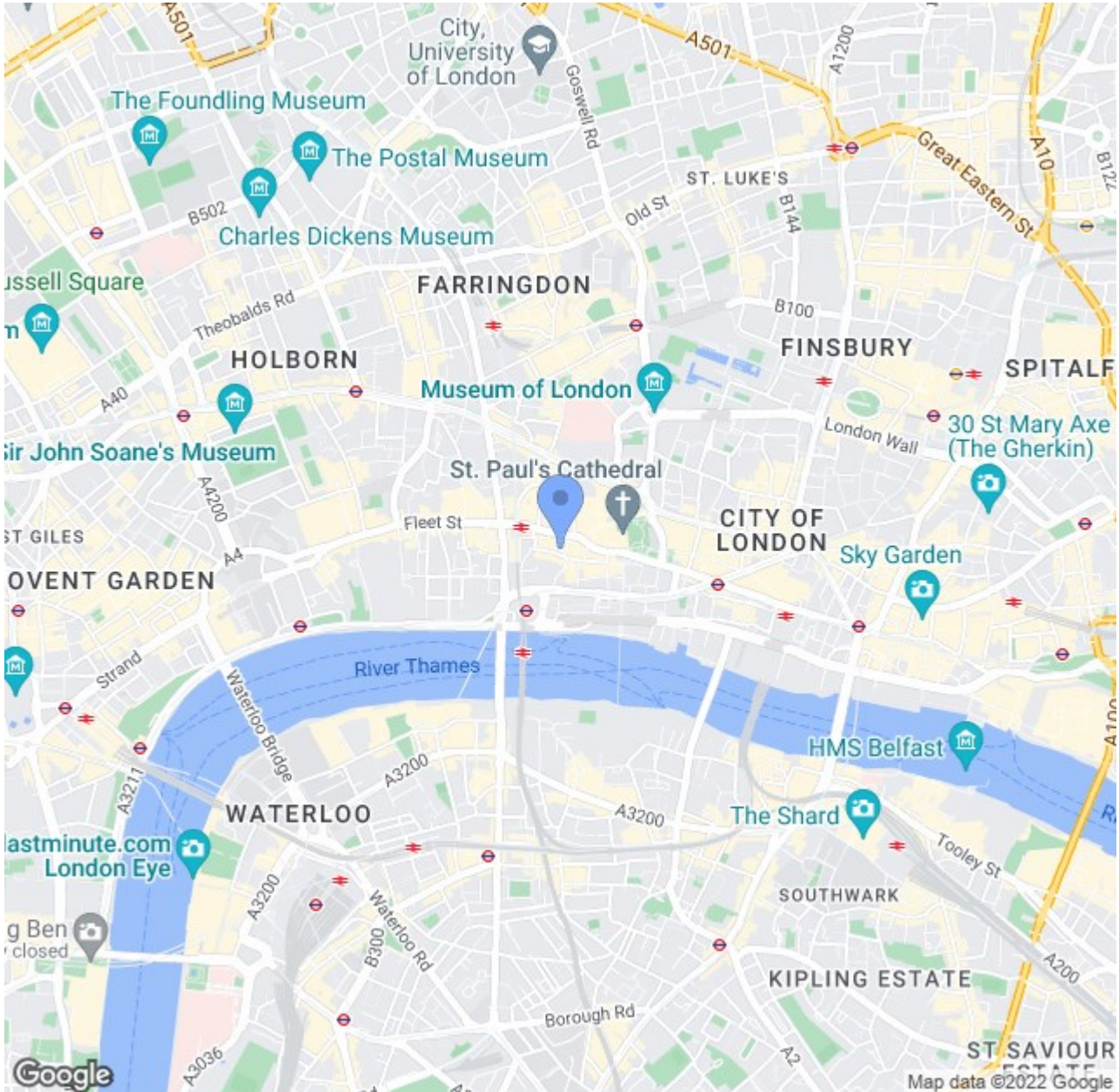


Second Floor Flat

Approximate Gross Internal Floor Area : 665 sq ft / 61.8 sq m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by R.I.C.S. Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.





## CONTACT US ABOUT THIS PROPERTY

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	66	73
EU Directive 2002/91/EC		