



## WHITTINGTON HOUSE, LONDON, EC4R 2RP

Asking Price £675,000

1 Bedrooms | 1 Bathrooms | For Sale

### Property Features

- Fantastic One/Two Bedroom Flat
- Fitted Modern Bathroom
- Close to Cannon Street Station
- Beautifully Presented
- Fully Fitted Shaker Style Kitchen
- Wood Flooring Throughout
- Approx 860 sq feet
- Lower Ground Floor

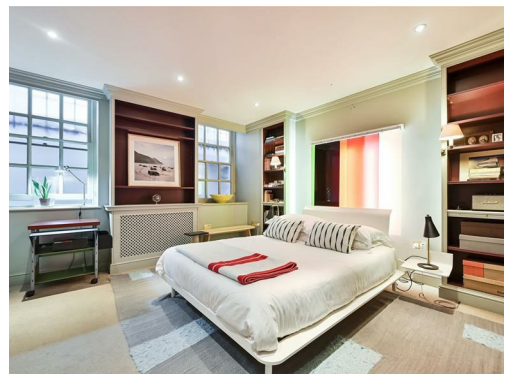
Situated in College Hill, just off Cannon Street is this fantastic large one bedroom flat measuring approximately 860 sq feet. This property offers a shaker style fully fitted kitchen with fitted appliances, bedroom, study and lovely modern bathroom, wood flooring and bespoke shelving and storage cupboards throughout. This apartment could be easily converted into a two bedroom flat.

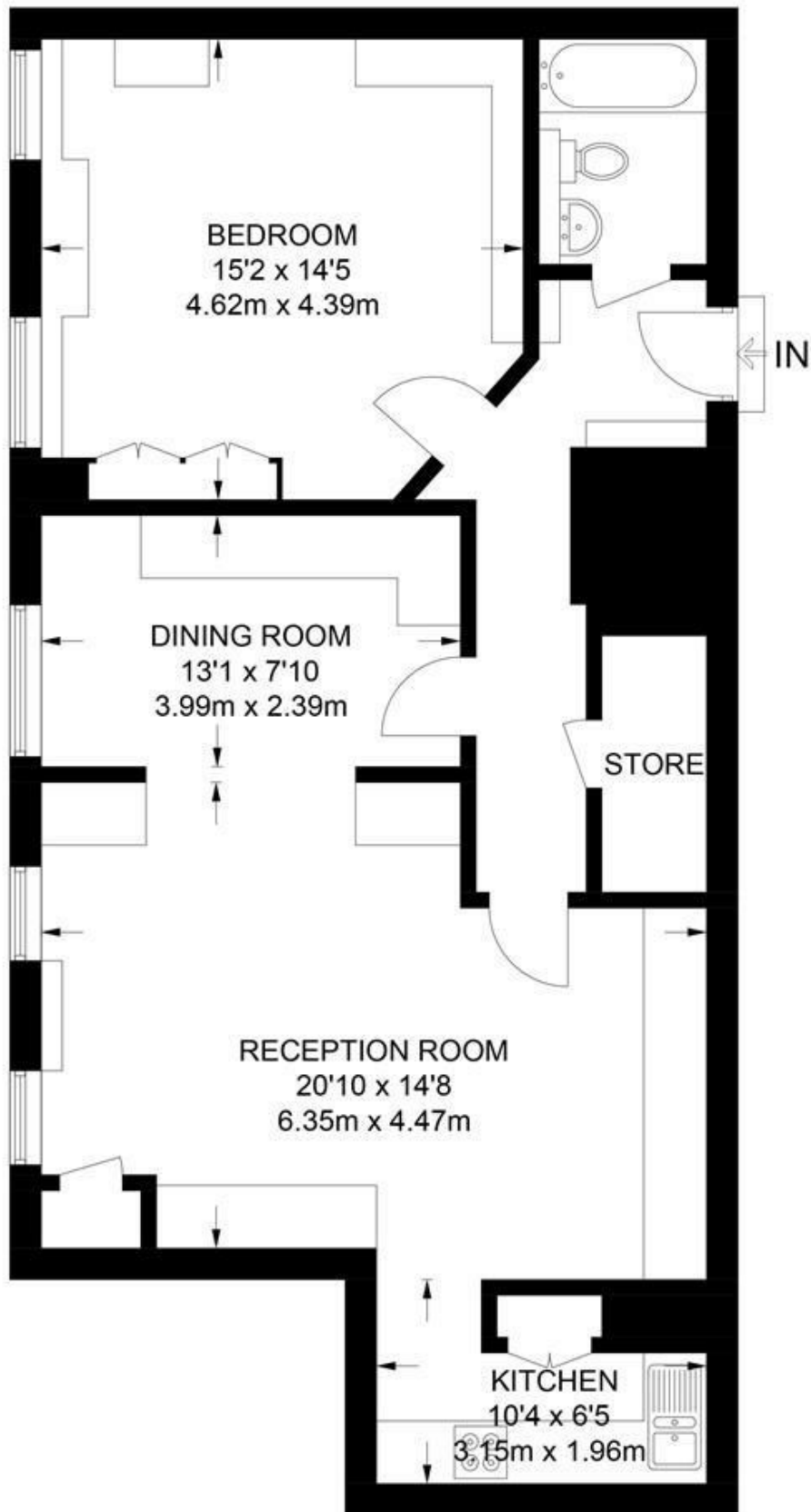
Located in the heart of the City of London, close to The Bloomberg arcade with its many bars and restaurants, also within walking distance are Waitrose, Marks & Spencer and Tesco. Also within easy reach are St. Pauls' Cathedral, The River, South Bank, Tate Modern, and the One New Change Shopping Complex with many shops, restaurants and bars. The Ned, The Barbican Centre and Borough Market are also within walking distance.

The flat is in this quiet cobbled road moments from the heart of The City's financial district, easily accessible to Bank, Mansion House and Cannon Street Stations.

Whittington House was originally built in 1832, this stunning Grade II listed house belonged to the four times Lord Mayor of London and a member of Parliament Dick Whittington.

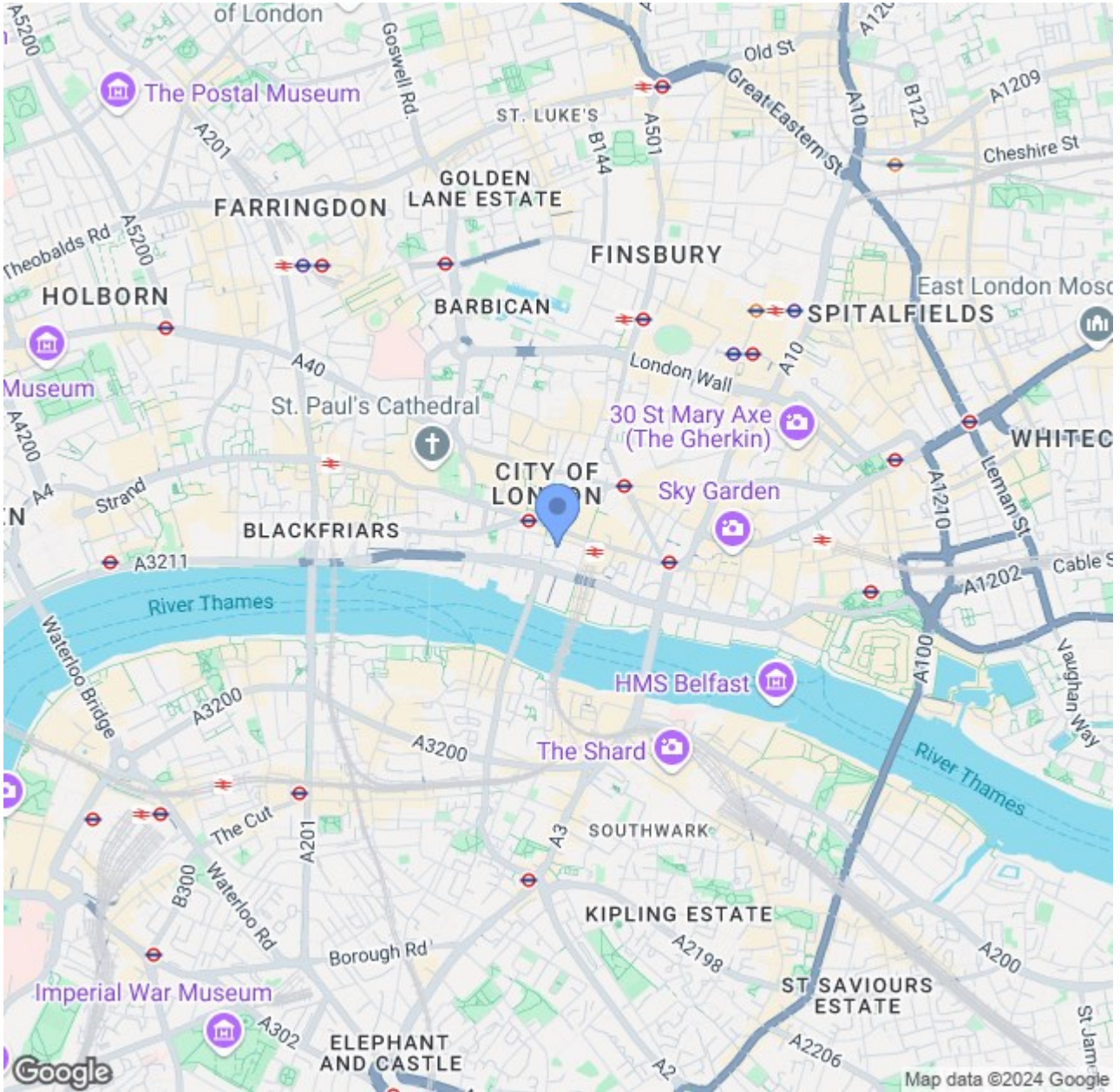
Lease: 130 Years from 2011 Service Charge: £4500 approx per annum Ground Rent: £300 per annum Council Tax Band F £1759.18 per annum





**APPROXIMATE GROSS INTERNAL AREA**  
**867 SQ FT / 80.6 SQ M**

This plan has been drawn for illustrative and identification purposes only.



## CONTACT US ABOUT THIS PROPERTY

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	