



FLORIN COURT, LONDON, EC1M 6EU

Asking Price £350,000

2 Bedrooms | 1 Bathrooms | For Sale

Property Features

- Third Floor
- Refurbished
- Gym
- Art Deco Grade II Listed Building
- Modern Bathroom
- Roof Terrace
- Swimming Pool
- Close to Elizabeth Line Station

Situated within the extremely charming and historic area of Charterhouse Square is this amazing Art Deco building named Florin Court, that may be more famously known as the fictional home of TV detective Hercules Poirot. This STUDIO APARTMENT that we are offering is located on the THIRD FLOOR. The property comprises of main studio room with an open plan kitchen and updated bathroom.

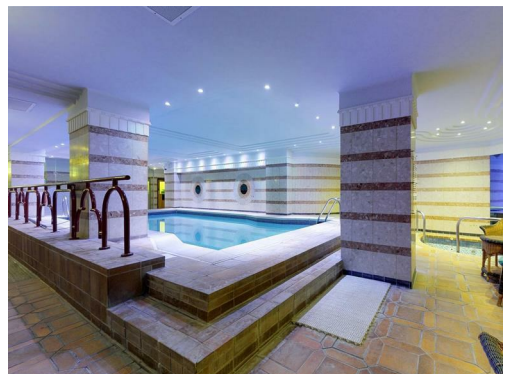
Other key features of this building include a LEISURE AREA, which includes a SWIMMING POOL, sauna and recently refitted small GYM. There is also access to the ROOF GARDEN which boasts wonderful 360 degree views over the capital.

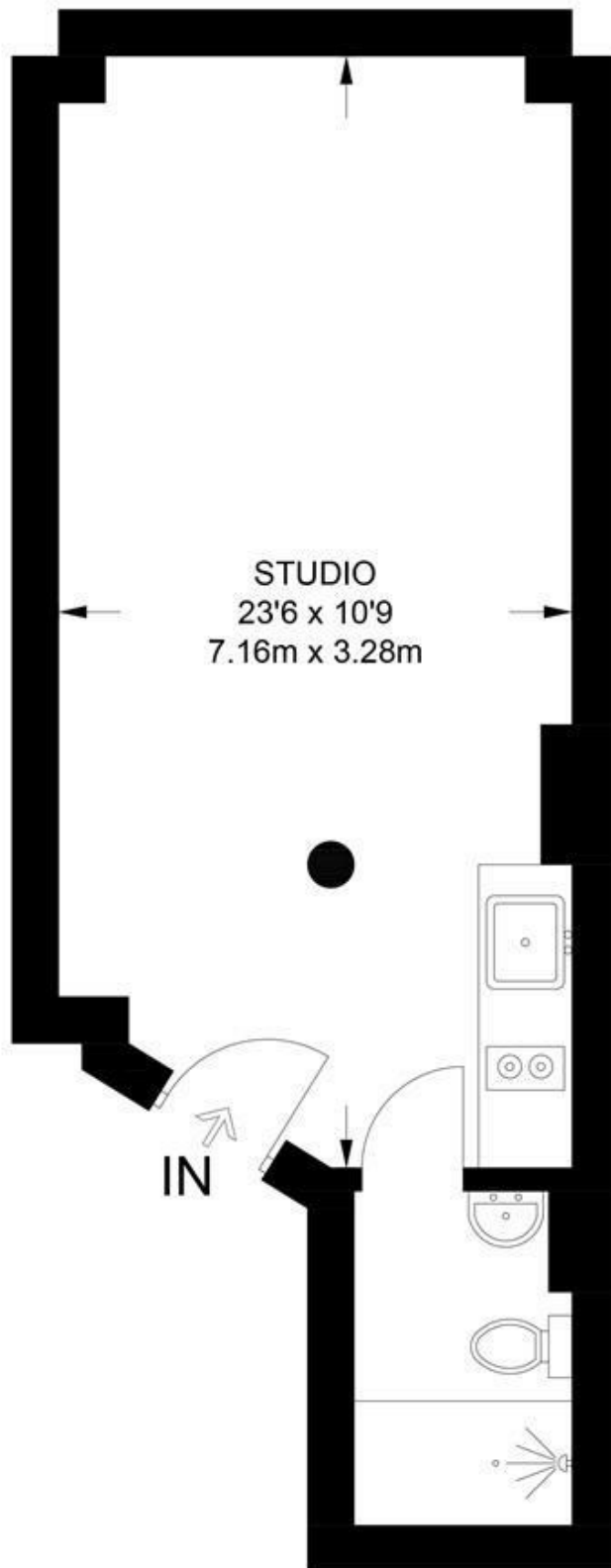
FLORIN COURT is situated close to BARBICAN station, St PAUL'S (Central Line) and the new Crossrail Station at FARRINGDON. Within walking distance are Waitrose, Marks & Spencer and Tesco. Also within easy reach are St. Paul's Cathedral, The River, South Bank, Tate Modern, and the One New Change Shopping Complex with a great offering of shops, restaurants and bars. The Barbican Arts Centre with its many bars, restaurants, theatre, cinema's, gallery and library is within easy walking distance.

Lease: 999 Years from 2017 Service Charge: £3,740.00 per annum Local Authority: Islington

N.B. There are reserve fund payments to be made annually for the next few years whilst major works are carried out on the building. Approx. £1575 per half year.

Council Tax: Band C = 1,707.13 per year (25% discount for single occupancy).

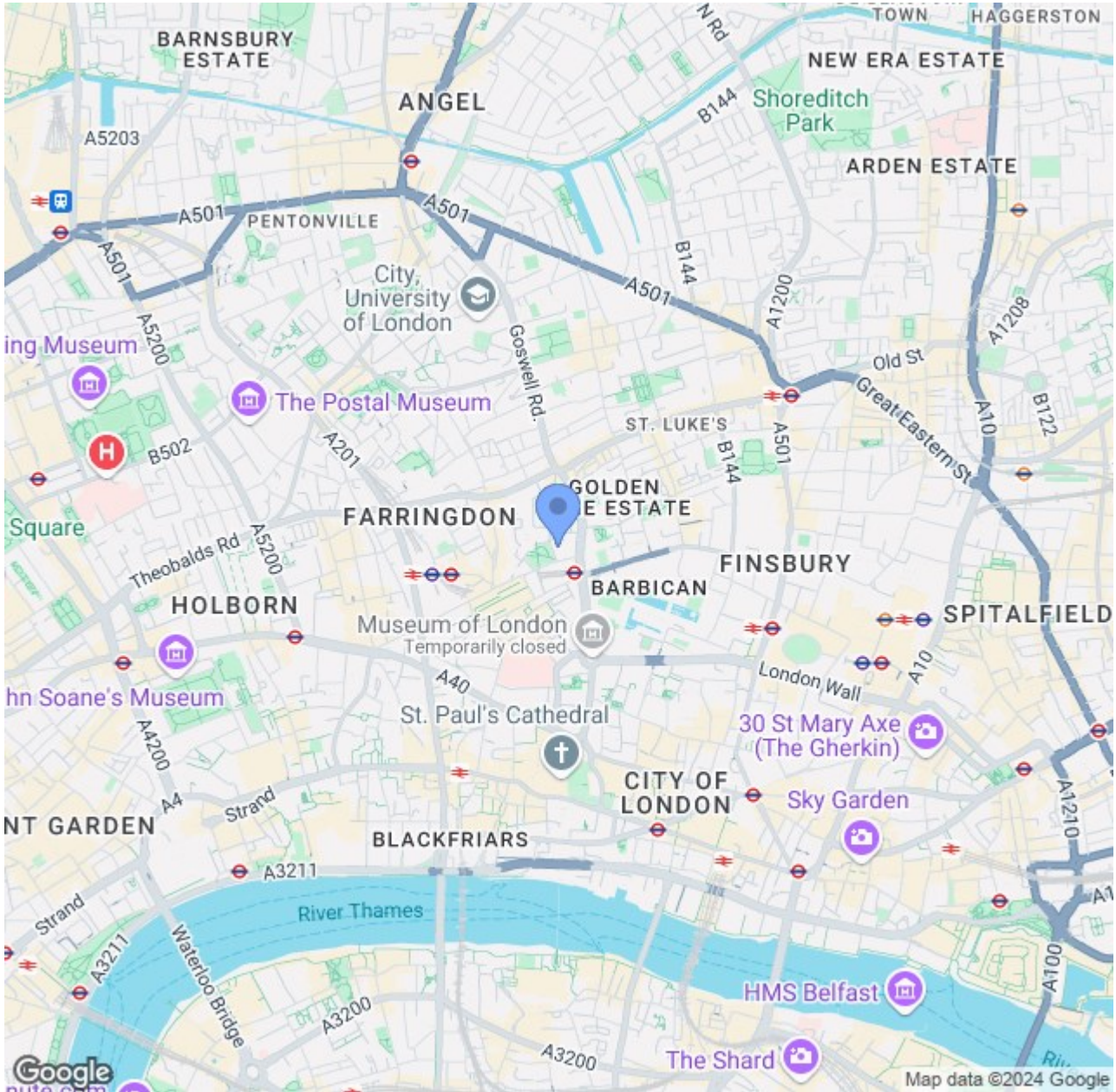




THIRD FLOOR

APPROXIMATE GROSS INTERNAL AREA
277 SQ FT / 25.7 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	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	