



## CRANE COURT, LONDON, EC4A 2EJ

£1,700 Per Month

0 Bedrooms | 1 Bathrooms | To Let

### Property Features

- Studio Flat
- Kitchenette
- Wood Flooring
- Security Entry
- Third Floor
- Available End of November
- Part Furnished
- Close To Fleet Street

AVAILABLE END OF NOVEMBER. This spacious STUDIO apartment is situated in a fantastic location of FLEET STREET down a quite little ally called Crane Court, the area has lots to offer with plenty of pubs, bars and restaurants only minutes walk away. The property offers kitchen, bathroom and a good size studio room. The flat measures approx. 334 sq feet. The rent is inclusive of Heating and Hot Water.

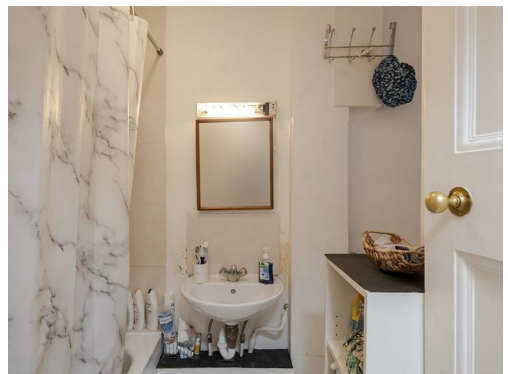
CRANE COURT is close to St Pauls in a very central CITY location also close to BLACKFRIARS (Circle Line), St PAUL'S (Central Line) Mansion House and the new ELIZABETH LINE Station Farringdon. Within walking distance are Waitrose, Marks & Spencer and Tesco. Also within easy reach are St. Pauls' Cathedral, The River, South Bank, Tate Modern, and the One New Change Shopping Complex with many shops, restaurants and bars.

Deposit: 5 Weeks Rent

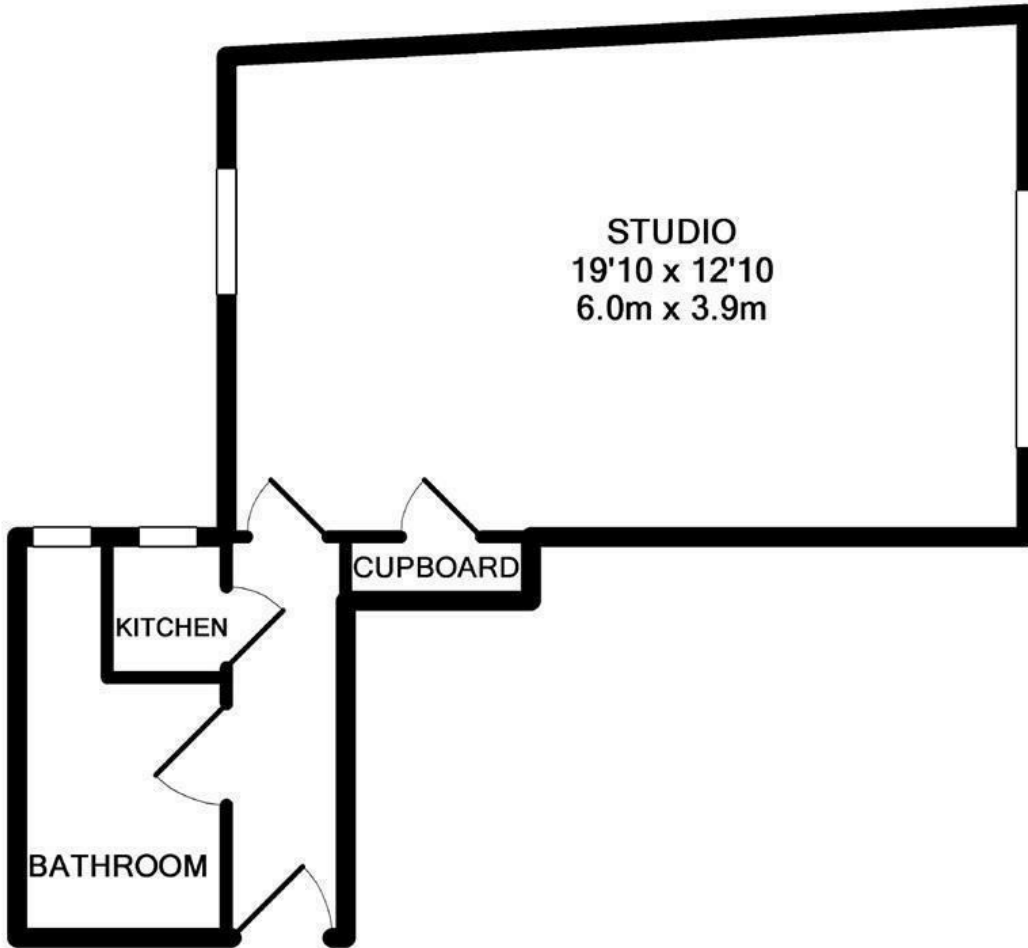
No Agency Fee

Tenancy: 12 month contract, 6 Month break clause

Council Tax Band C: £1,082.57 per annum (25% discount for single occupancy)





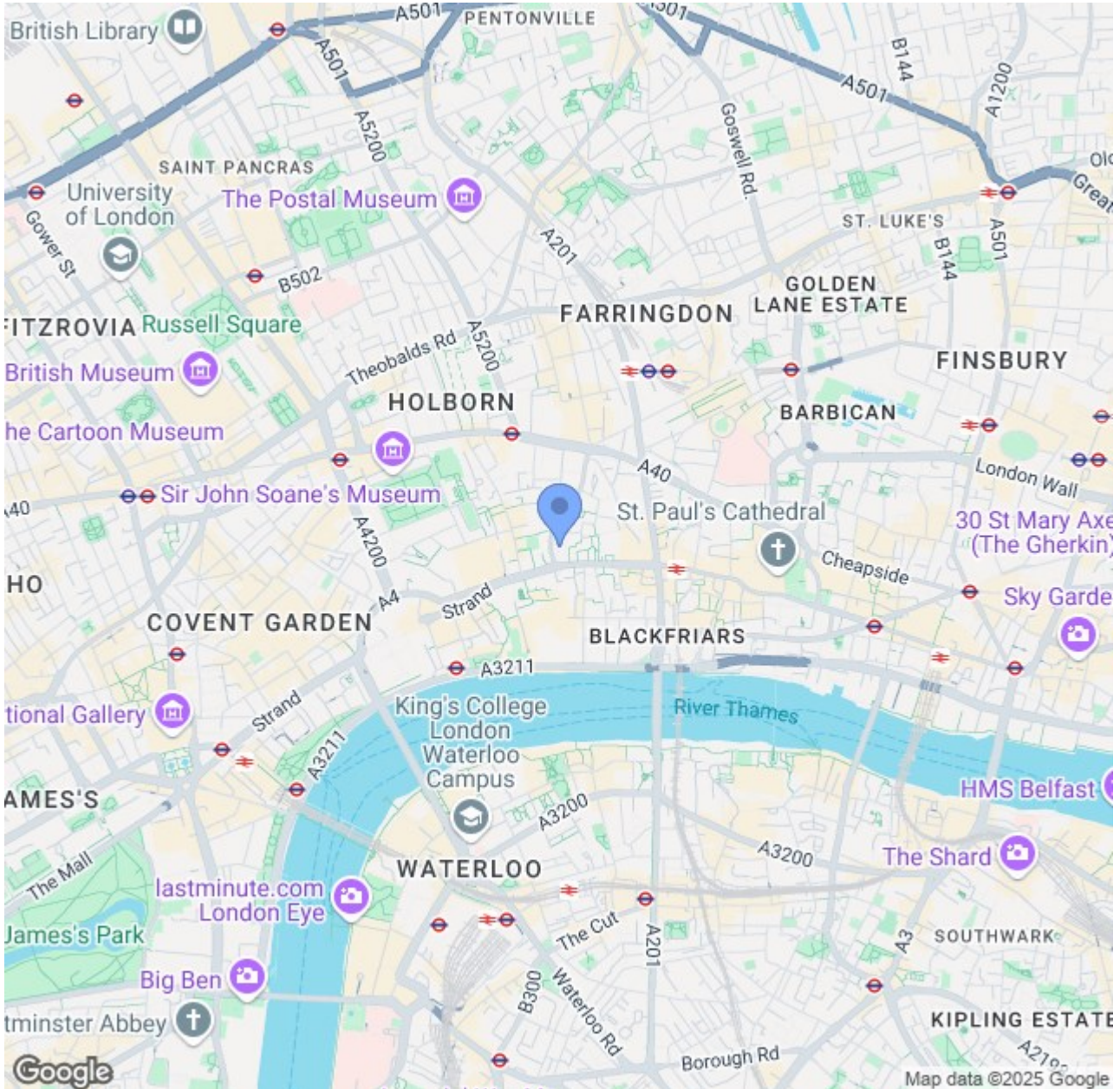


**CRANE COURT, EC4**

**TOTAL APPROX. FLOOR AREA 31.0 SQ.M. (334 SQ.FT.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given





## CONTACT US ABOUT THIS PROPERTY

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