



## DEFOE HOUSE, LONDON, EC2Y 8DN

£2,700 Per Month

1 Bedrooms | 1 Bathrooms | To Let

### Property Features

- One Bedroom
- Re Fitted Kitchen
- Original Bathroom
- South Facing
- Close to Barbican Station
- L Shape Reception Room
- 4th Floor
- Type 20
- Balcony
- Close to Barbican Arts Centre

Situated in DEFOE HOUSE on the Barbican complex is this fantastic ONE BEDROOM (type-20) apartment with excellent views over the private gardens. The property offers ORIGINAL CONDITION bathroom and separate toilet and Re Fitted Kitchen. This apartment is offered UNFURNISHED. The flat is situated on the FORTH FLOOR, with lift access. AVAILABLE JANUARY

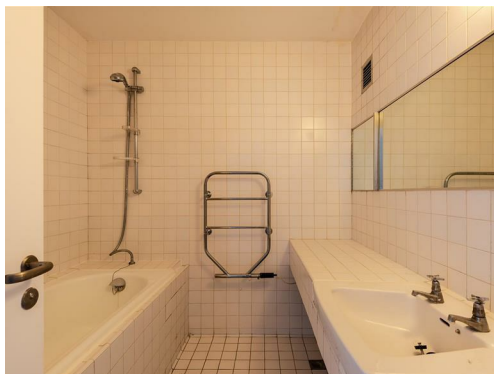
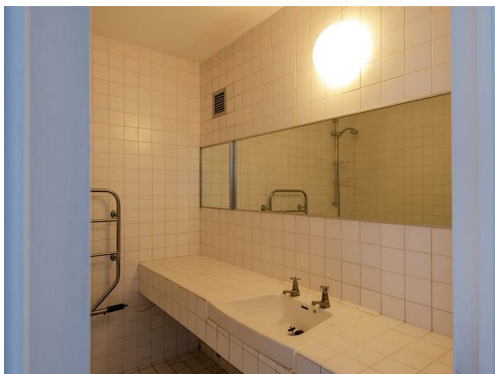
Defoe House is situated close to BARBICAN station, St PAUL'S (Central Line) Mansion House and the new Crossrail Station at FARRINGDON. Within walking distance are Waitrose, Marks & Spencer and Tesco. Also within easy reach are St. Pauls' Cathedral, The River, South Bank, Tate Modern, and the One New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

Deposit: 5 Weeks Rent

No Agency Fee

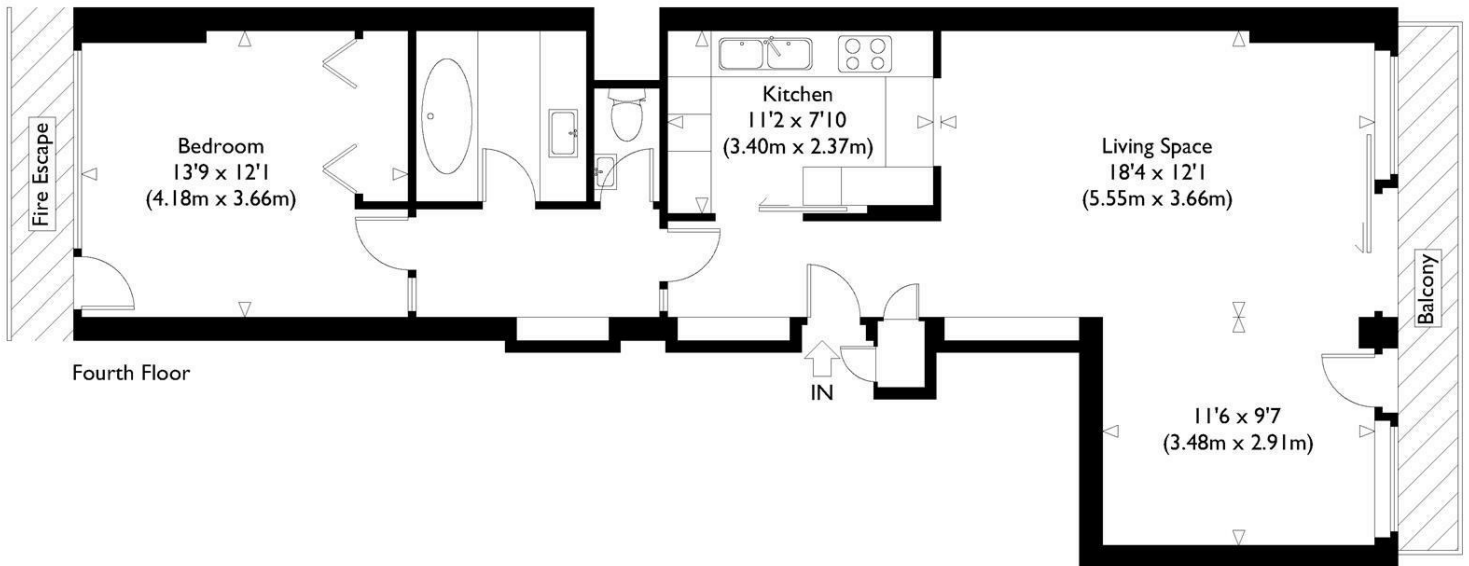
Tenancy: 12 month contract, 6 Month break clause

Council Tax Band E: £1,488.53 per annum (25% discount for single occupancy)



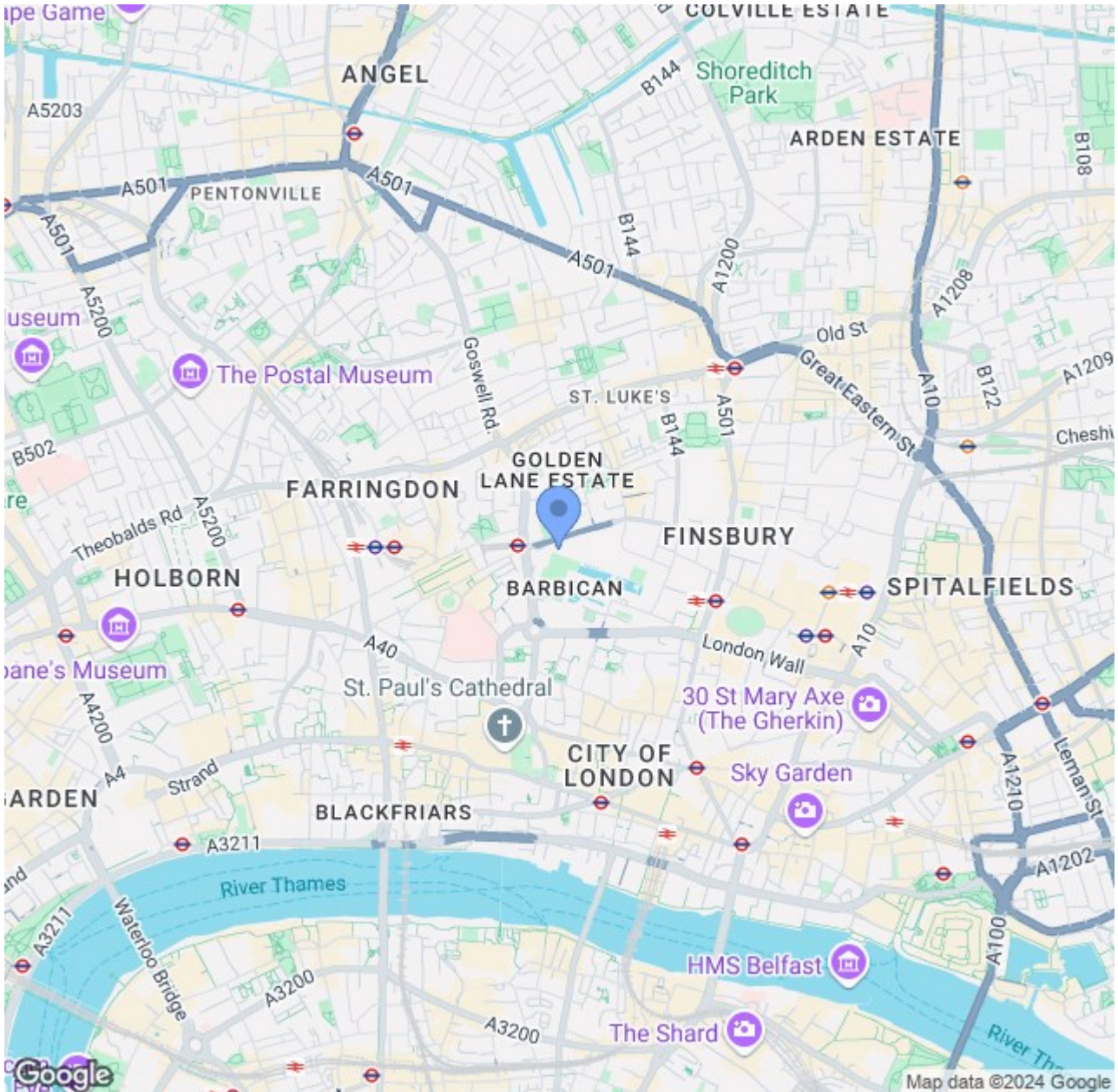
Prepared for Scott City

## DEFOE HOUSE EC2Y 8DN



Approximate Gross Internal Floor Area : 767 sq ft / 71.3 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

122 Newgate Street, London, EC1A 7AA

T: 020 7600 0026

F: 020 7600 0025

E: [property@scottcity.co.uk](mailto:property@scottcity.co.uk)



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>	72	73
(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>	EU Directive 2002/91/EC	