



## FLORIN COURT, LONDON, EC1M 6EX

£330 Per Week

1 Bedroom | 1 Bathrooms | To Let

### Property Features

- Studio Flat
- Swimming Pool
- Roof Terrace
- Furnished
- Day Porter
- Fitted Kitchen
- Gym
- Modern Bathroom
- Close to Barbican and Farringdon Station

Florin Court is a 1930's art deco building, comprising of approx. 120 apartments. This fantastic studio flat situated on the 6th floor has been part refurbished - benefiting from a bathroom, updated kitchen, laminate flooring and furnished. With the additional facilities that this property offers (such as, swimming pool, exercise room, sauna, jacuzzi, roof terrace and laundry) this apartment is a perfect pied-a-terre for any city worker who wants a little bit more than just an apartment. AVAILABLE MAY.

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. Pauls' Cathedral, The River, South Bank, Tate Modern, and the One New Change Shopping Complex with sixty 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

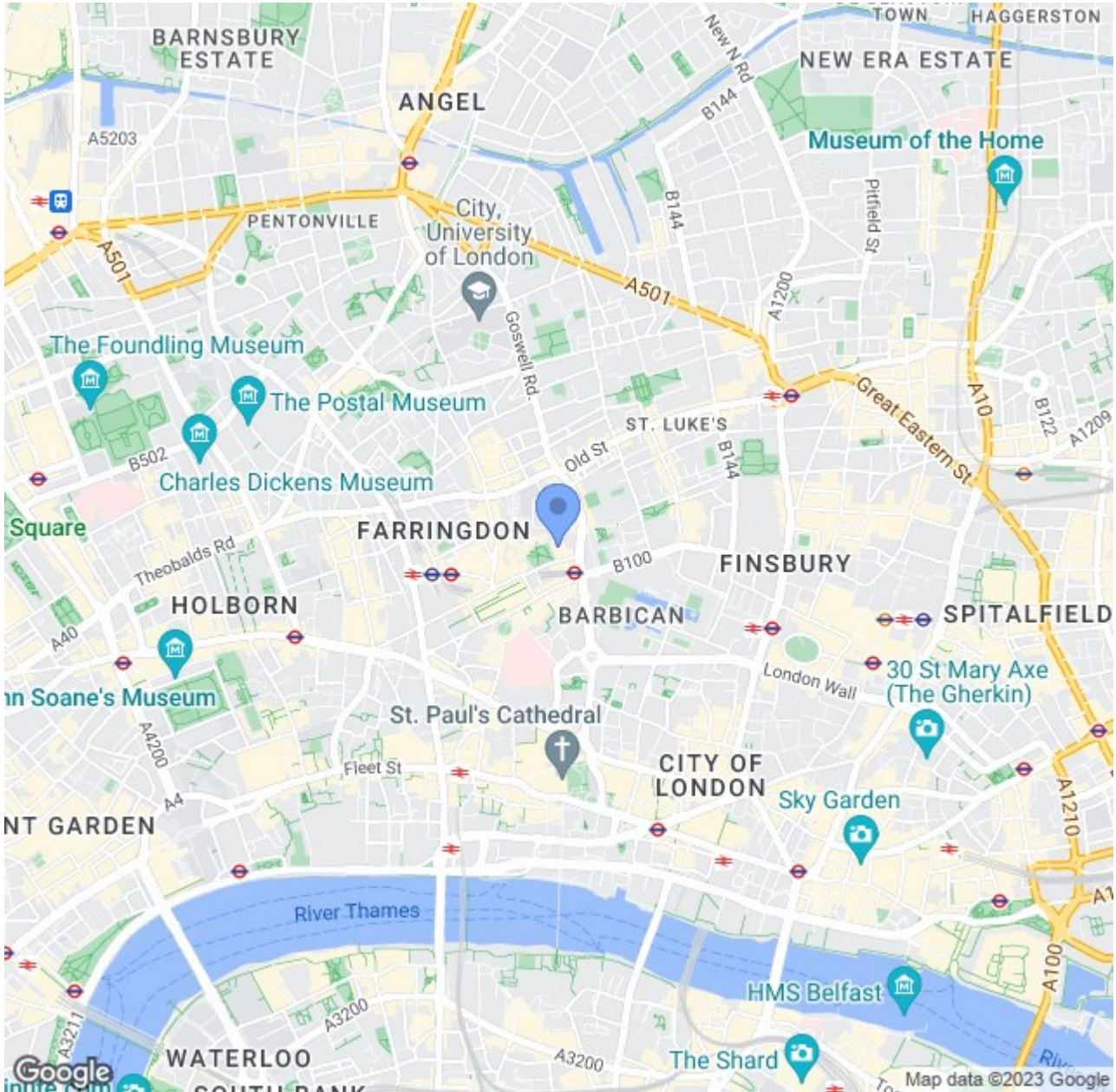
No Agency Fee

Tenancy: 12 month contract, 6 Month break clause

Council Tax: Band C = £1,520.22 per year (25% discount for single occupancy)







## CONTACT US ABOUT THIS PROPERTY

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	