



6-9 CHARTERHOUSE SQUARE, LONDON, EC1M 6EY

Asking Price £345,000

1 Bedrooms | 1 Bathrooms | For Sale

Property Features

- One Bedroom/Studio Apartment
- Great Views Over the City
- Re-Fitted Shower Room underfloor heating
- South East Aspect
- Roof Terrace
- Excellent Condition Throughout
- Fitted Kitchen
- Eighth Floor
- Gym, Swimming Pool, Sauna and Yoga Studio
- Day Porter

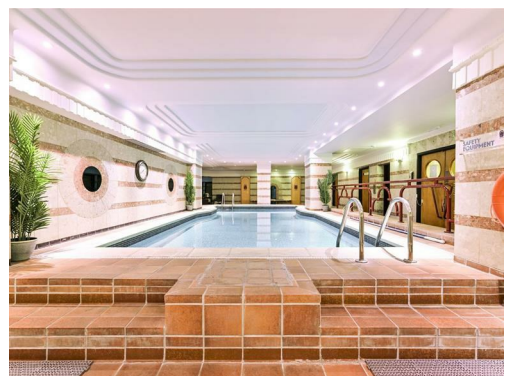
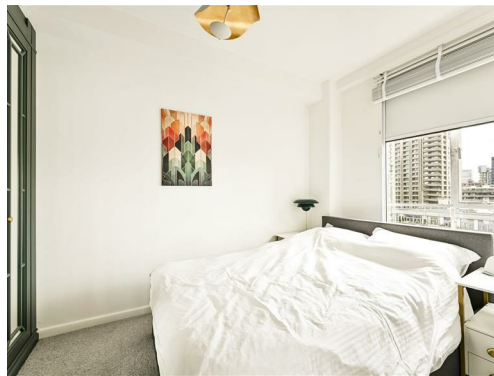
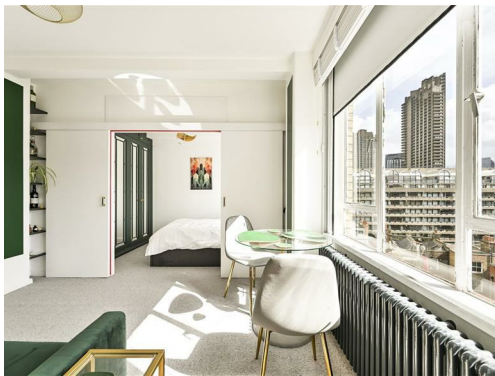
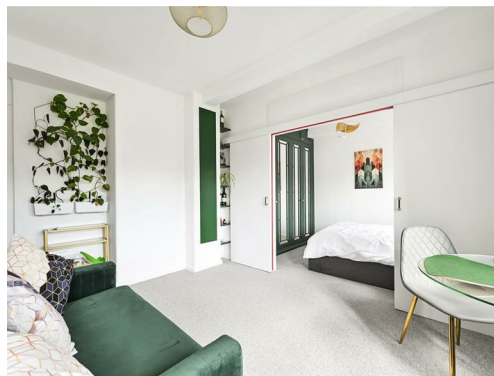
Situated on the EIGHTH FLOOR of this amazing iconic Art Deco building called Florin Court with excellent views over the CITY. This building may be more famously known as the fictional home of TV detective Hercules Poirot. This ONE BEDROOM APARTMENT is offered in excellent condition offering a re-fitted kitchen, re-fitted shower room, reception and bedroom. This property can be sold fully furnished if a purchaser so requires. The property has the added advantage of secondary double glazing and modern slim electric radiators.

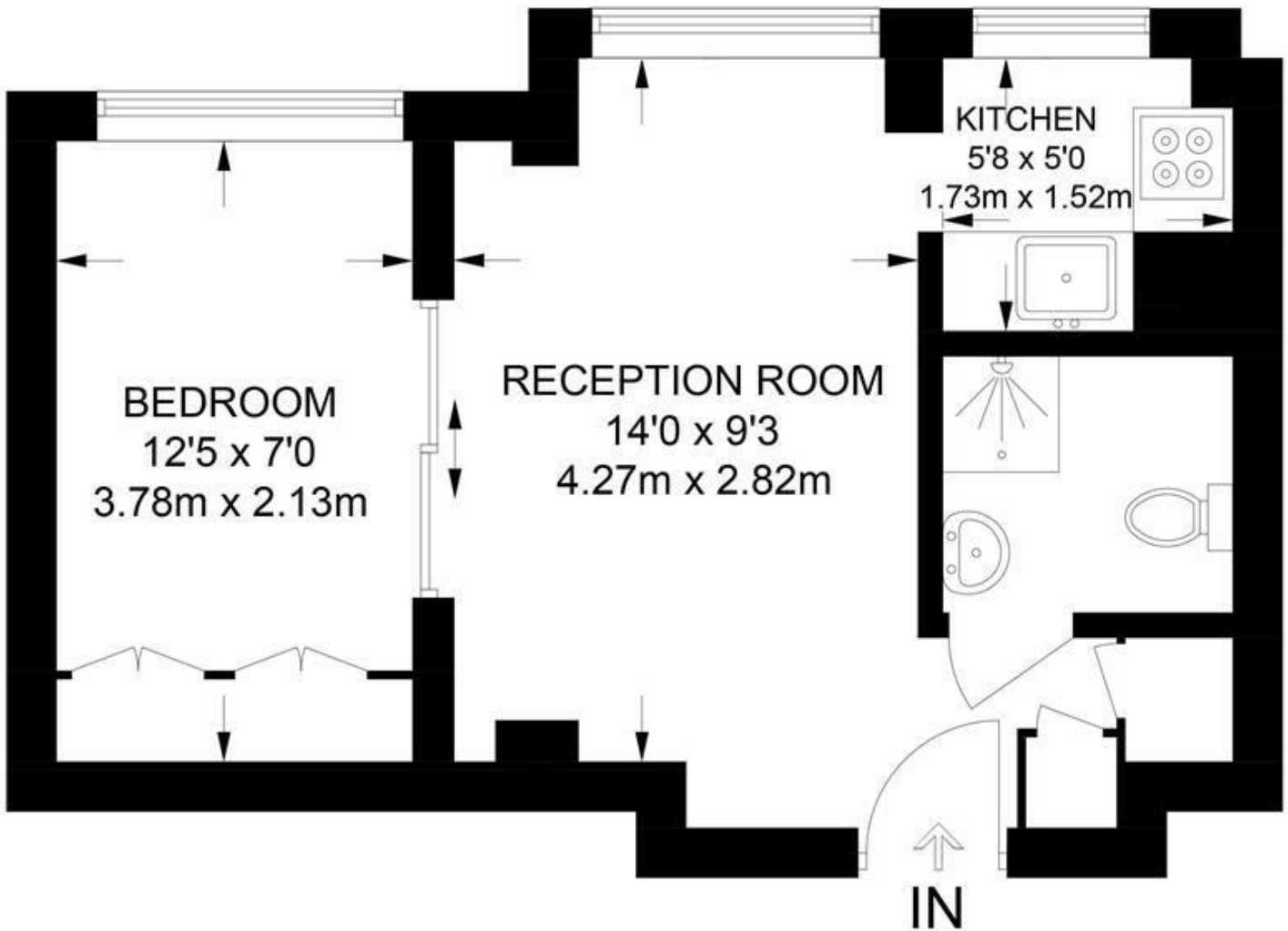
Benefiting from a daytime porter, other key features of this building include a LEISURE AREA, which includes a SWIMMING POOL, sauna, yoga studio and recently refitted small GYM, separate yoga and weights room, and bike store. There is also access to the ROOF GARDEN which boasts wonderful 360 degree views over the capital, a range of seating and dining areas, and a yoga deck.

FLORIN COURT is situated in the peaceful green space of historic Charterhouse Square, close to BARBICAN station (Hammersmith and Circle Lines), St PAUL'S (Central Line) and the new ELIZABETH LINE STATION at FARRINGDON. Within walking distance are Waitrose, Marks & Spencer Sainsburys 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: £5,740.14 per annum Local Authority: Islington

N.B. There are reserve fund payments to be made annually for the next few years approximately £4650 per annum.

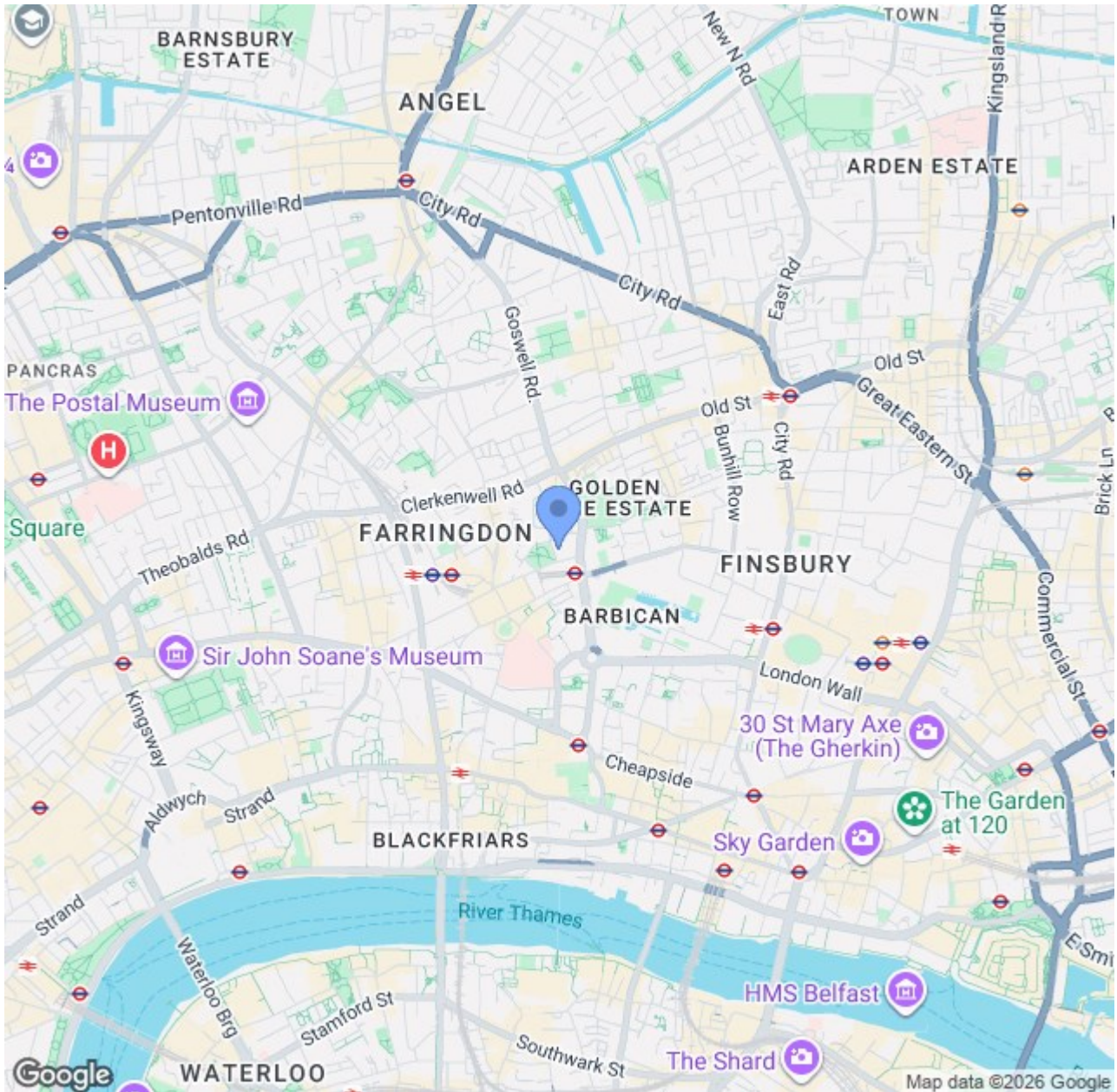




FIFTH FLOOR

APPROXIMATE GROSS INTERNAL AREA
313 SQ FT / 29.1 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			
(55-68) D		66	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	