



## 35 BUSH LANE, LONDON, EC4R 0AW

£519 Per Week

1 Bedrooms | 1 Bathrooms | To Let

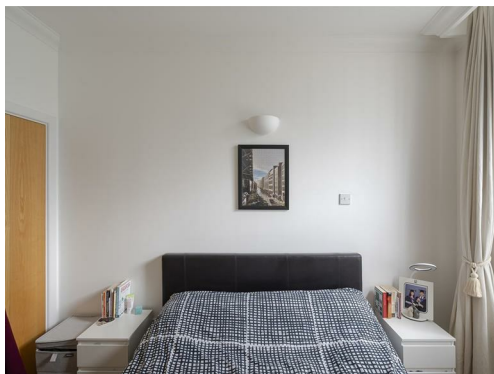
### Property Features

- One Bedroom
- Fitted Kitchen
- Good Storage
- Security Entry System
- Second Floor
- Shower Room
- Views towards St Pauls Cathedral
- AVAILABLE END OF MAY

Located just off Cannon Street in a road called Bush Lane is this superbly located ONE BEDROOM apartment. This flat is situated on the second floor and offers a good size reception room with open plan fitted kitchen. From one of the reception room windows you have a West Aspect with views toward St Pauls Cathedral. The flat also offers one bedroom with fitted storage cupboards and a fully fitted shower room. The apartment offers good storage throughout. Other key features of this flat include a security entry system and extremely short walk to Cannon Street over and under ground stations. AVAILABLE END OF MAY

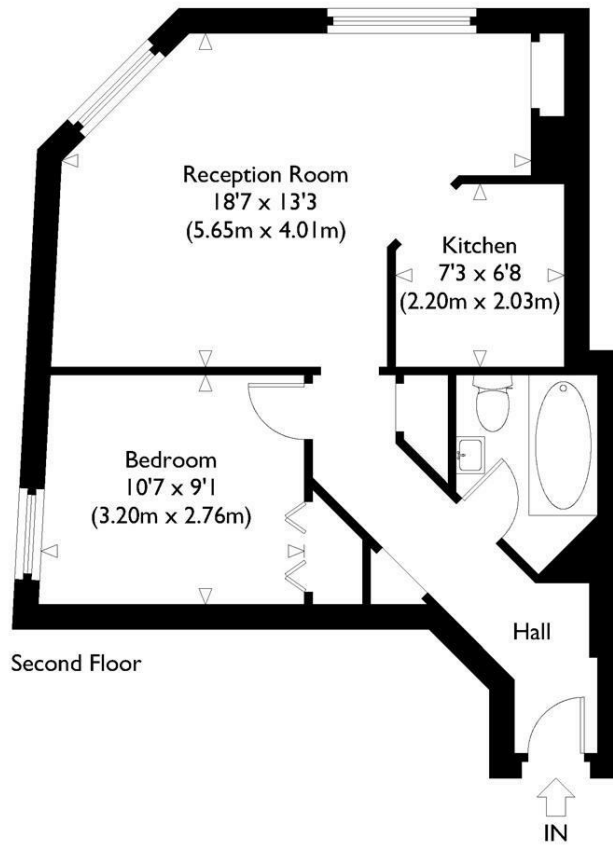
This area close to St Paul's offers many bars, pubs and restaurants and is within easy walking distance of the RIVER and the Millennium Bridge. Covent Garden to the west is also easily accessible. Also close by is St PAUL'S underground station (Central Line) Mansion House and the Elizabeth Line Station at Moorgate. Within walking distance are 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.

Council Tax Band E - £1625.02 per annum (25% Discount Single Occupancy)  
5 Week Deposit



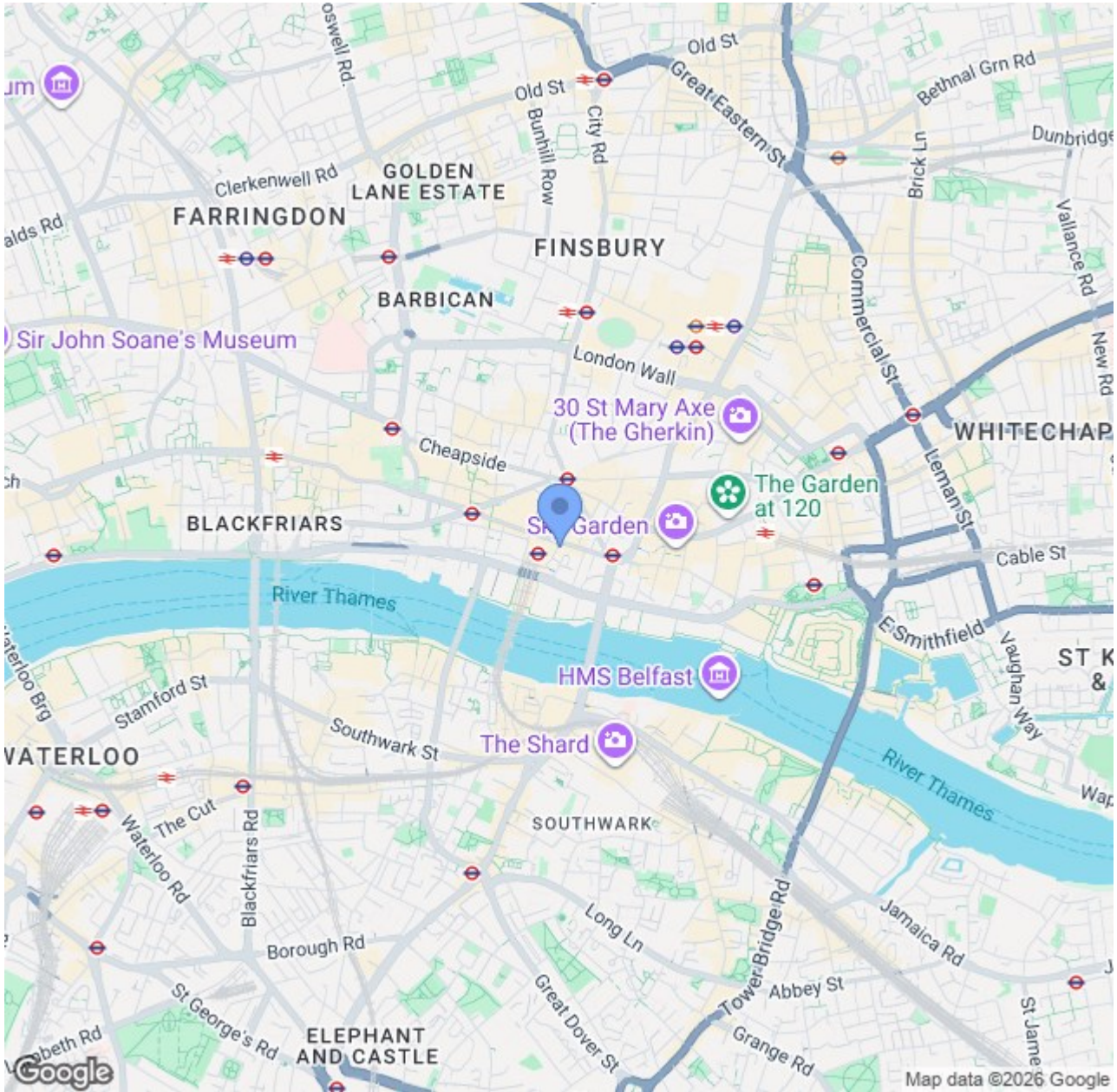
Prepared for Scott City

### BUSH LANE EC4R 0AW



Approximate Gross Internal Floor Area : 478 sq ft / 44.4 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

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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>			
(55-68) <b>D</b>		70	71
(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	