



## Fetter Lane, London EC4A

Guide price £600,000 Leasehold





# Description

This luxury apartment is situated on the 4th floor and boasts a high specification with comfort cooling to reception and bedroom and under floor heating. The apartment comprises of an open-plan reception with fully fitted kitchen featuring composite stone worktop and Siemens appliances, private balcony, double bedroom with large fitted wardrobes and second private balcony, luxury bathroom with porcelain finish.

Residents also have access to the secluded private landscaped gardens with stunning views of the picturesque Grade II listed Maughan Library. Other benefits include 24 hour concierge and a communal club area. There are excellent transport links close by including Chancery Lane and Holborn.

We understand that heating, hot water and cooling is delivered via a communal system for which separate charges apply.

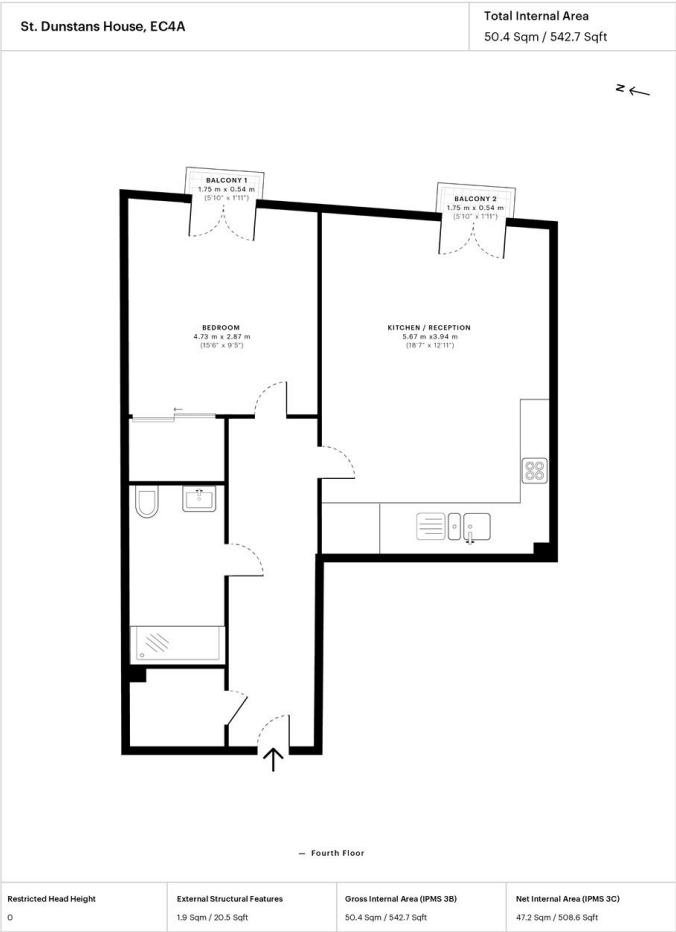
Leasehold 987 years (exp. 31/12/3012)  
Ground Rent: Approx. £750 pa  
Service Charge: Approx. £7,033 pa  
Council Tax Band: E  
EPC Rating: C

- |                                 |   |
|---------------------------------|---|
| • 1 Bedroom                     | Comfort cooling and under floor heating |
| • 1 Bathroom                    | 24 hour concierge                       |
| • 2 Juliette balconies          | Ideally located for Kings college & LSE |
| • Picturesque views             | 0.3 miles from Chancery Lane Station    |
| • High specification throughout | Approx. 542.7 sq ft / 50.4 sq m         |



# Floorplan

542 sq ft | 50 sq m



This floor plan was captured for JLL City Office on 25/05/2018 using 160,047,170 laser scan points, accurate to +/- 3cm and produced in accordance with the Royal Institute of Chartered Surveyors Property Measurement standards, applying the International Property Measurement Standard (IPMS). Total internal area is the gross internal area measured from the internal faces of external walls using IPMS Residential 3B including internal walls / obstructions, external structural features such as balconies and additionally includes stairwells above the lowest level of the dwelling. Net Internal Area is measured using IPMS Residential 3C excluding internal walls/obstructions and stairwells above the lowest floor. If you intend to rely on any measurement in a transaction you should perform your own checks.



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