



## ANDREWES HOUSE, LONDON, EC2Y 8AY

£577 Per Week

1 Bedrooms | 1 Bathrooms | To Let

### Property Features

- One Bedroom Flat
- Type 58
- Furnished
- L-Shaped Living Room
- South Facing Balcony
- Available August
- Barbican Original Bathroom
- Close to Moorgate Station

AVAILABLE AUGUST. This one bedroom furnished flat is situated on the 5th floor of Andrewes House with a South facing balcony with views from the bedroom over the Barbican's residents garden. ANDREWES HOUSE is one of the sort after blocks within the estate. This particular style of flat (Type 58), has a good size L shape living room, fitted kitchen, original bathroom separate WC, spacious hall and good size bedroom.

ANDREWES HOUSE is situated close to MOORGATE (Northern Line), St PAUL'S (Central Line) and the new Crossrail Station at Moorgate . 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 along the covered podium that makes up the Barbican Estate.

Deposit: 5 Weeks Rent

No Agency Fee

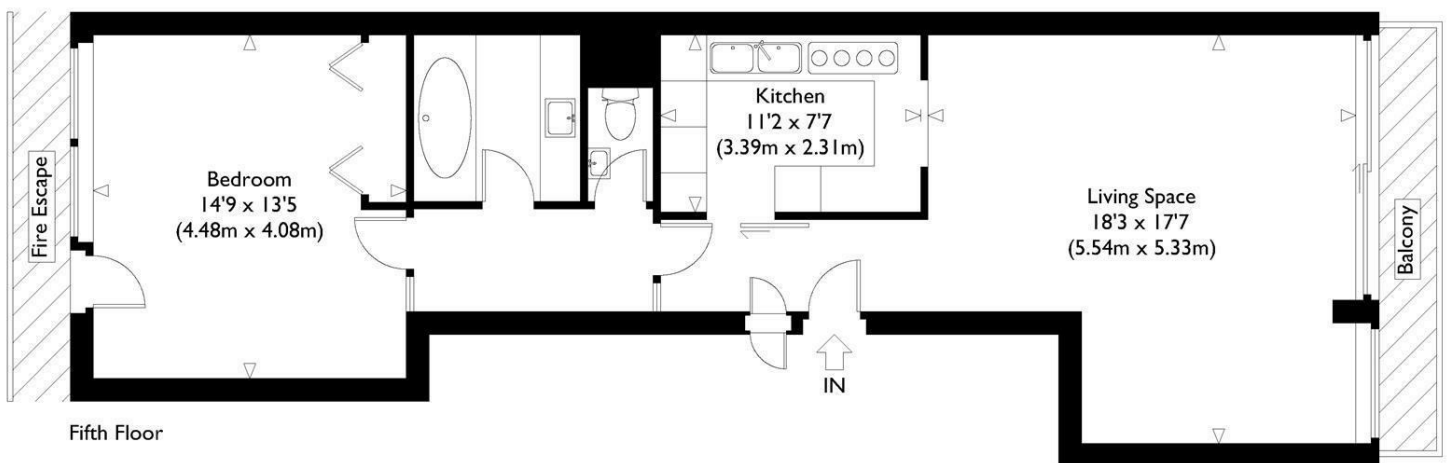
Tenancy: 12 month contract, 6 Month break clause

Council Tax Band E - £1,557.20 per annum (25% discount single occupancy)



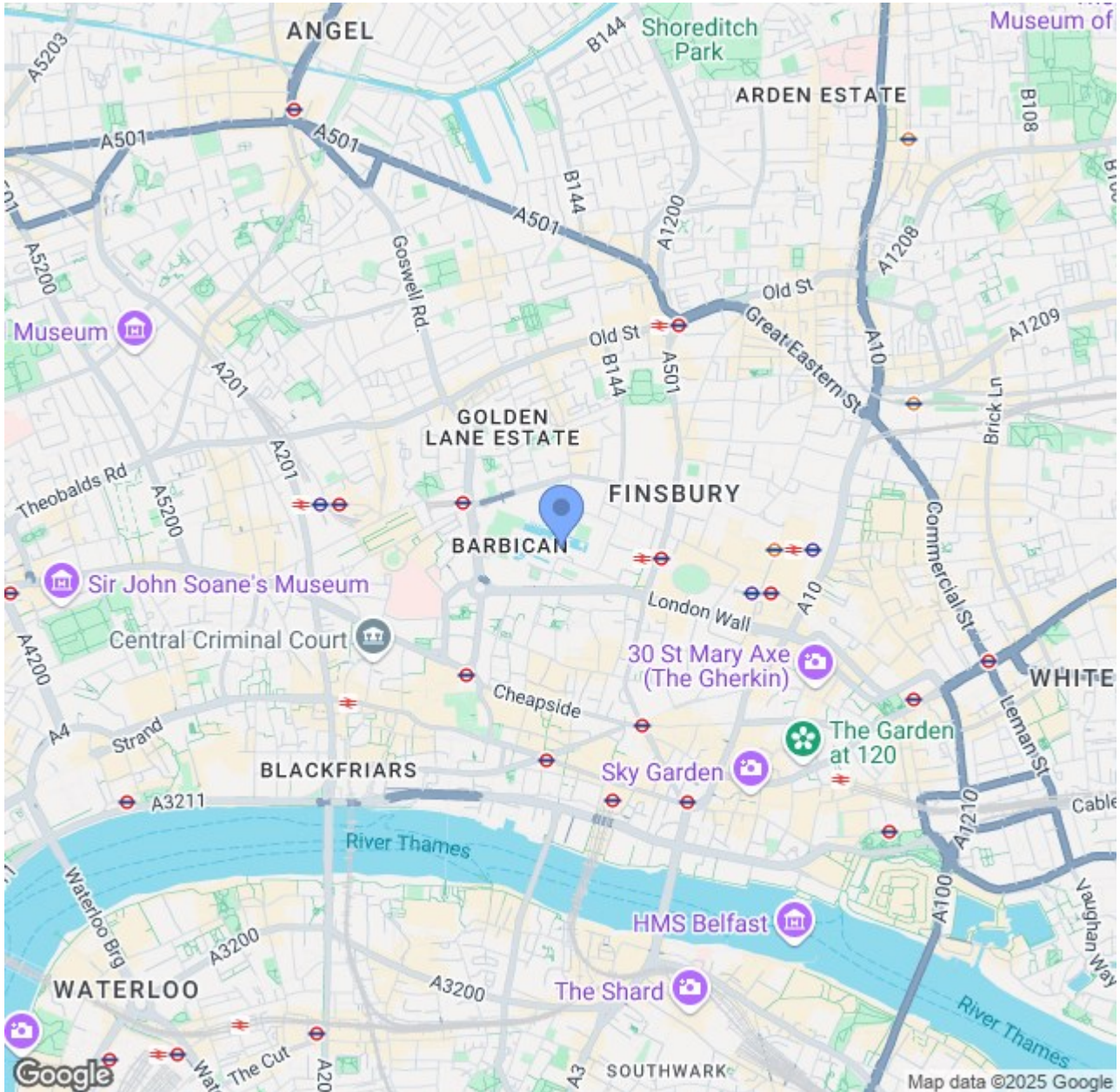
Prepared for Scott City

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Approximate Gross Internal Floor Area : 738 sq ft / 68.6 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
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC