

## BARBICAN, LONDON, EC2Y 8DQ

£403 Per Week

0 Bedrooms | 1 Bathrooms | To Let

### Property Features

- Small Style Studio
- Original Bathroom
- Washing Machine
- East Aspect
- Available July
- Fitted Kitchen
- Furnished
- Close to Moorgate
- Balcony

AVAILABLE JULY. Situated on the third floor of BRETON HOUSE in the BARBICAN is this small style STUDIO FLAT featuring a EAST FACING BALCONY. The property has been improved by the present owners to include a re-fitted Kitchen and original Barbican bathroom. The property also offers a good size studio room, balcony and is offered furnished.

BRETON HOUSE is situated close to MOORGATE (Northern Line), St PAUL'S (Central Line) Mansion House 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.

Deposit: 5 Weeks Rent

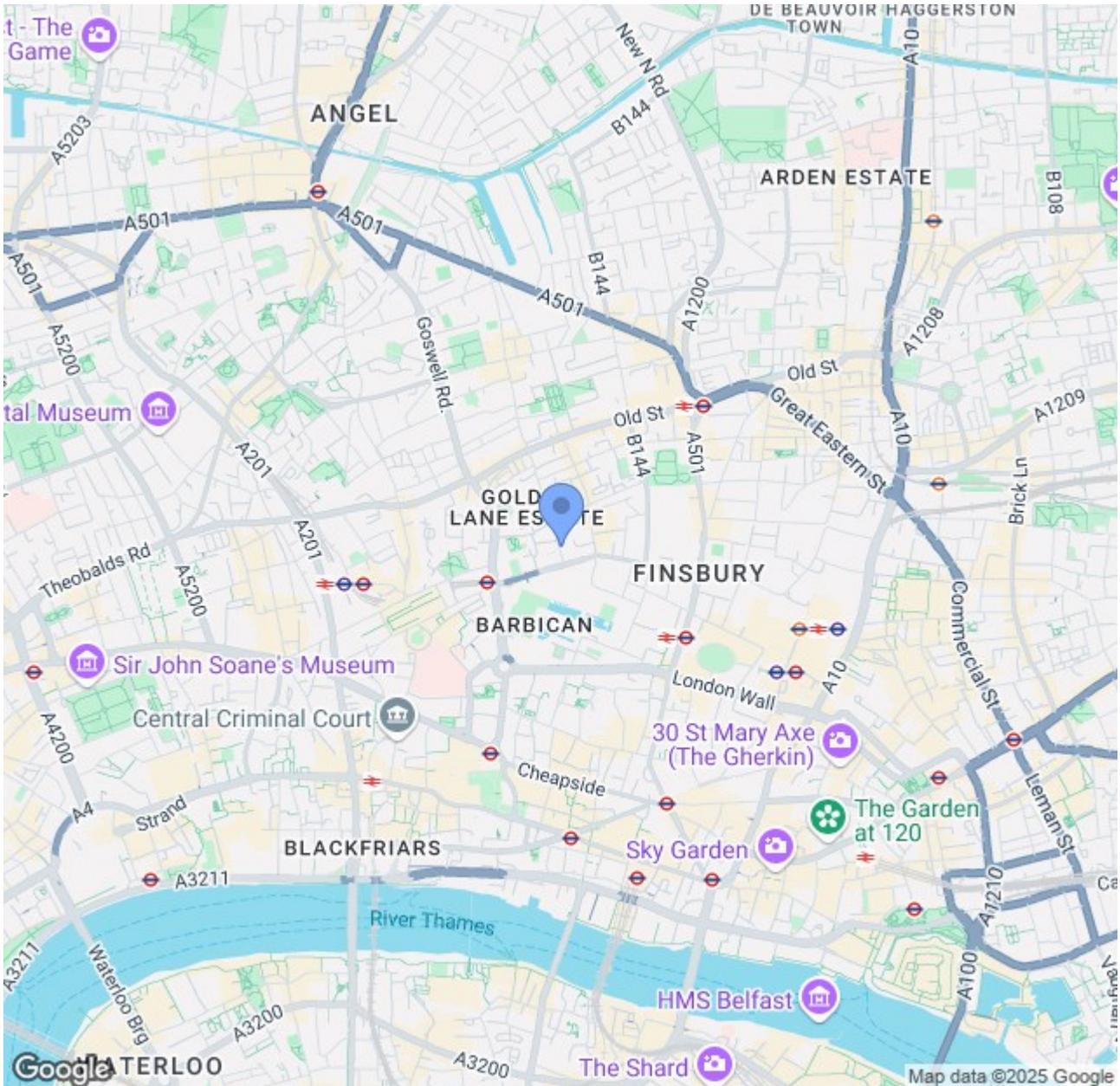
No Agency Fee

Tenancy: 12 month contract, 6 Month break clause

Council Tax Band C: £1,132.51 per annum (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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	70
(55-68) <b>D</b>			
(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	