



£780,000

Bartholomew Close

London, EC1A 7ES

This beautifully maintained two-bedroom apartment is positioned on the raised ground floor and has been finished to an exceptional standard throughout. The property features a stylishly refurbished kitchen and bathroom, a spacious reception room, and a bedroom with built-in wardrobes. It is offered fully furnished to a high specification. Residents benefit from a day concierge service and a secure entry system.

Bartholomew Close enjoys a prime City of London location just off West Smithfield, near St Paul's Cathedral. It offers excellent transport links, with Farringdon Station (Circle, Hammersmith & City, Metropolitan Lines and Elizabeth Line) and St Paul's Station (Central Line) both within easy reach. The new Crossrail (Elizabeth Line) station at Farringdon is now open, providing fast access across London.

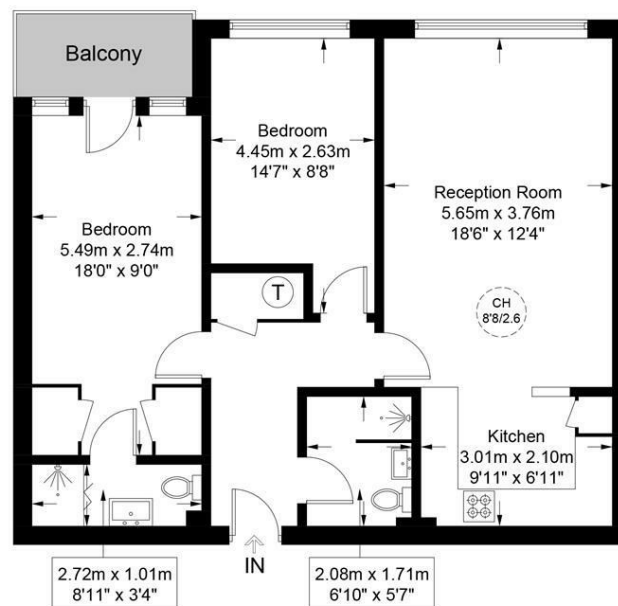
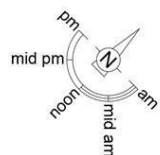
A wide range of local amenities are within walking distance, including Waitrose, Marks & Spencer, and Tesco, as well as cultural landmarks such as The River Thames, South Bank, Tate Modern, and the One New Change shopping centre, which offers an array of shops, restaurants, and bars.

Leasehold: 114 years remaining
Service Charge: £763 per annum
Ground Rent: £5,575.92
Council Tax: Band F





Bartholomew Close, London EC1A Approximate Gross Internal Area = 763 sq ft / 70.9 sq m



Ground Floor

PRIME PERSPECTIVES

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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