



COBALT BUILDING, BRIDGEWATER SQUARE, 2 BED APARTMENT

£700,000
LEASEHOLD

A beautifully presented two double bedroom, two bathroom apartment positioned on the fourth floor of the highly regarded Bridgewater Square development, located in the very heart of the City. The apartment offers bright, well-balanced accommodation throughout, ideal for both owner-occupiers and investors.

The property features a generously proportioned reception room flooded with natural light and enhanced by a Juliette balcony, providing an attractive open outlook. The principal bedroom benefits from a spacious en-suite bathroom, fitted wardrobes and its own Juliette balcony, while the second double bedroom is served by a further modern bathroom. A separate fully fitted kitchen completes the internal layout, offering practicality and defined living space.

Residents enjoy the benefits of a well-managed development including a day concierge, long lease, underground bicycle storage and parking facilities, with spaces regularly available to rent.

Hemmingfords

Cobalt Building, EC2Y

Approximate Gross Internal Area
675 sq ft / 62.68 sq m



Fourth Floor

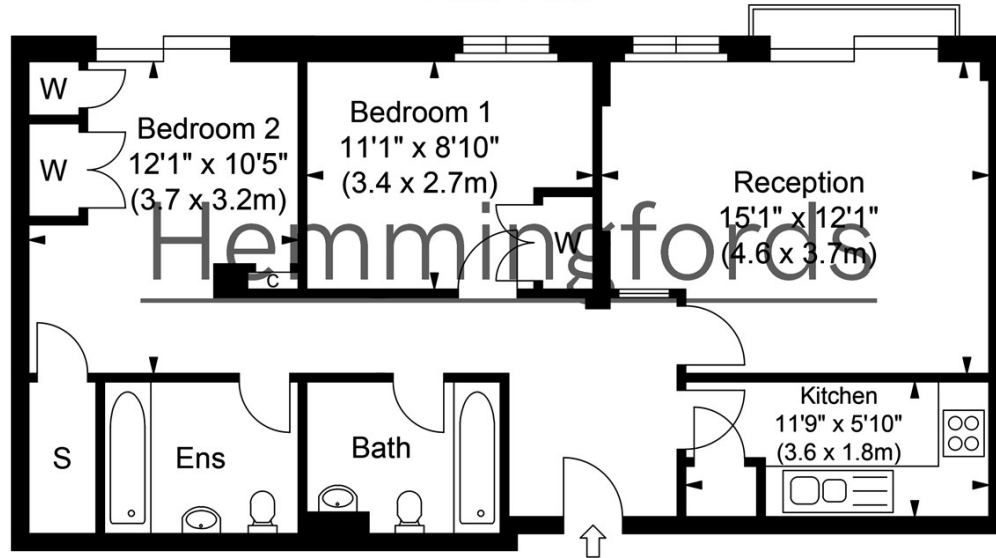
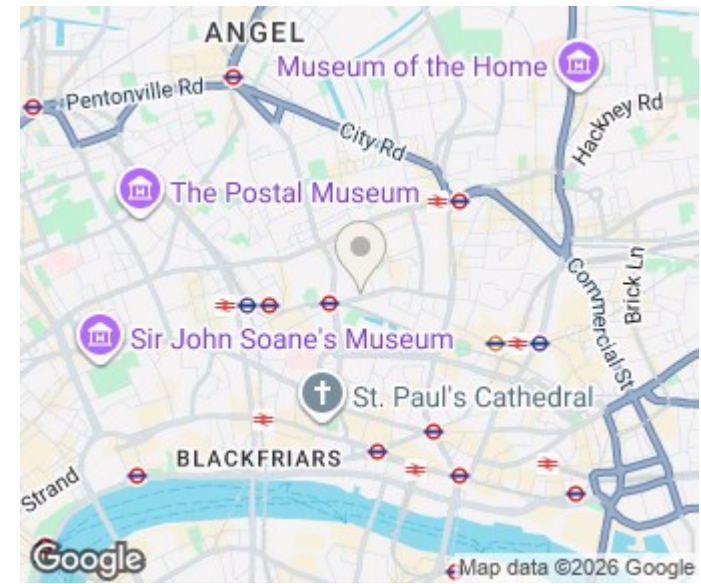


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 77 | 82 |
| (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

Hemmingfords Sales
34 Upper Street
London
N1 0PN

02038907470
info@hemmingfords.co.uk
www.hemmingfords.co.uk

Hemmingfords