



THE GALLERY, LUDGATE HILL, LONDON, EC4M
£1,250,000 LEASEHOLD APPROX. 977 YEARS REMAINING

Winkworth



LUDGATE HILL, EC4M

A beautifully presented two bedroom, first floor modern duplex apartment located in the much sought after Berkeley Home complex called 'The Gallery' which is located a short walk from St Pauls Cathedral.

The quiet apartment comprises modern fitted kitchen with integrated appliances, which opens out to a double height reception with huge windows and smart wood flooring. In addition, there is also a large hallway area and storage space. The second floor comprises large master bedroom with en-suite bathroom and walk in wardrobe.

The Gallery is perfectly placed for convenient access to both City Thameslink and Blackfriars mainline/underground stations with the City, the river, St Paul's Cathedral, Fleet Street and Farringdon all being moments away.

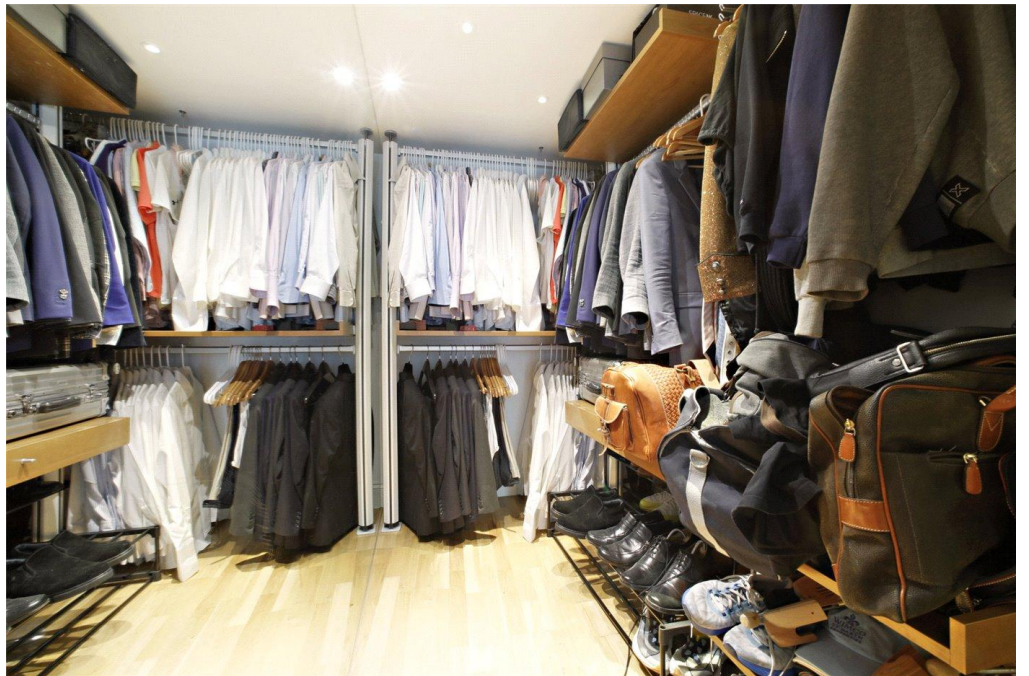
978 Years on Lease

Service Charge: Approx. £6,418p/a

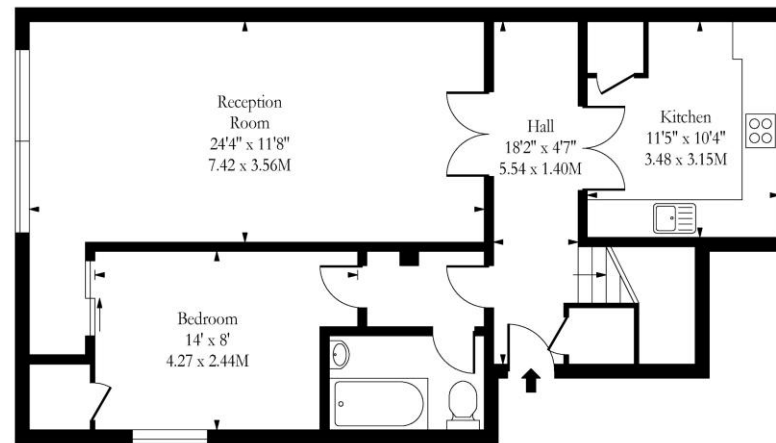
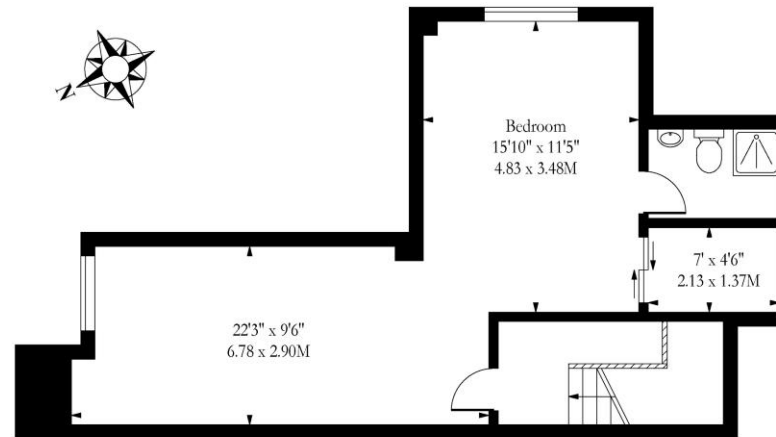
Ground Rent: Approx. £300p/a

Council Tax Band G





Ludgate Hill, EC4



Approx Gross Internal Area 1278 Sq Ft - 118.73 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy
However all measurements are approximate.
The floor plan is illustrative purposes only and is not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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