



LITTLE BRITAIN, LONDON, EC1A
£595,000 LEASEHOLD

Winkworth



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A bright and spacious one bedroom apartment set on the second floor of the highly sought-after Franklin House on Little Britain Street.

The property boasts high ceilings throughout and comprises a bright lounge with its large three sash windows overlooking the Postmans Park, separate galley styled kitchen, a generously proportioned bedroom facing the rear of the building and three-piece bathroom suite.

The property further benefits from secure off-street parking, a daytime concierge, and is being sold chain free making it an ideal investment/pied-a-terre for those looking to be close to the numerous Blue-Chip companies within the area.

St Paul's Cathedral is moments away along with the One New Change retail centre offering access to some of London's premier bars and restaurants in addition to those who enjoy a bit of retail therapy.

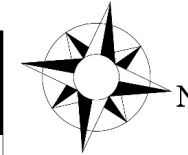
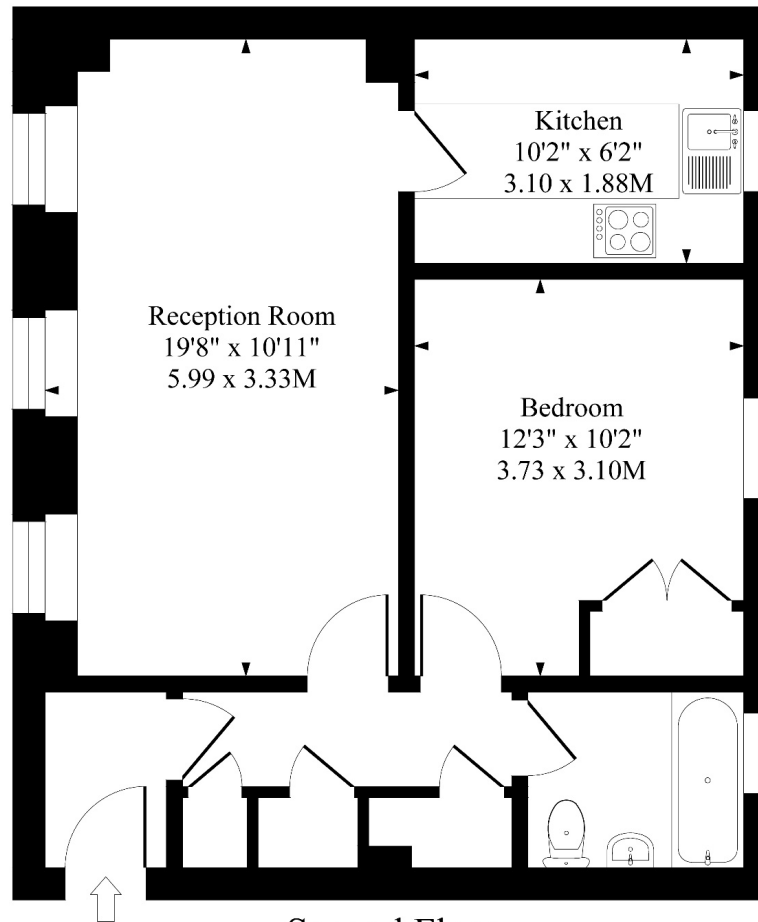
Nearest transport links include St. Paul's and Farringdon Stations offering access to the Central, Elizabeth, Hammersmith & City, Metropolitan and overground services.

Leasehold: Approx. 116 years remaining
 Service Charge: Approx. £6,300 per annum
 Ground Rent: Approx. £1,170 per annum
 Council Tax: Band F





Franklin House Little Britten EC1A



Second Floor

Approximate Gross Internal Area 552 Sq Ft - 51.28 Sq M

Measured in according 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	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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