

### **Bloomsbury Office**

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## **HATTON GARDEN, CITY, EC1N**

**£775 per week**

### **Preliminary Details**

A spacious and well presented split level property situated within this sought after location. The property comprises of a large reception room and separate fitted kitchen on the first floor. On the second floor are three double bedrooms with two bathrooms, one en-suite and a small balcony. The building benefits from security entrance and a lift, with entrances to the flat from both the first and second floors, modern fixtures and fittings throughout and plenty of storage space. The property is conveniently located for the City and would ideally be suited to professional or a family.



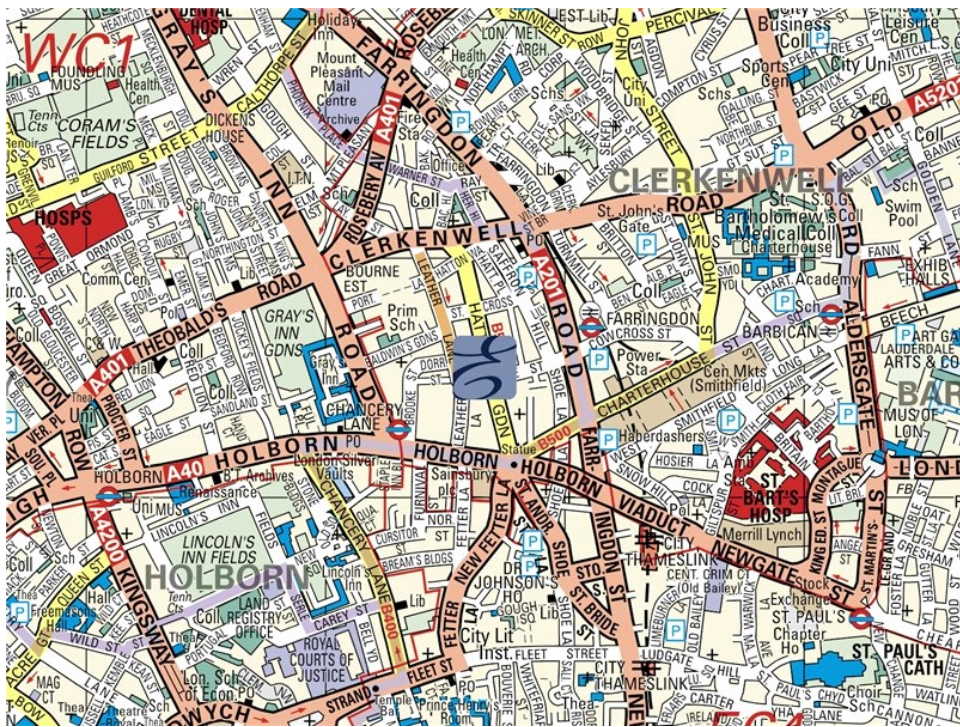
**3 Bedrooms • 2 Bathrooms**

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### Area Overview

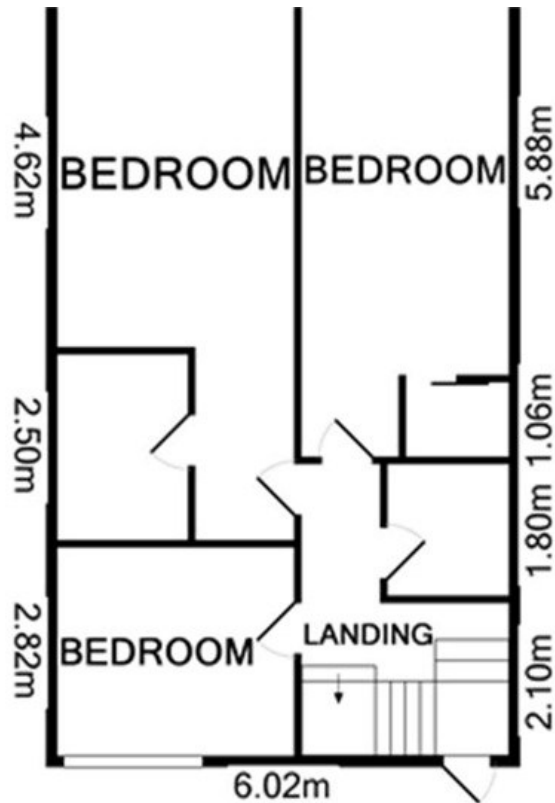
The 'City' or 'Square Mile' as it is colloquially known, encompasses the financial heart of London. 280,000 'city gents', stockbrokers, traders and shopkeepers pile into the City every weekday morning, and pile out again every evening. Between the ultra modern office buildings lies a diaspora of history from the great Victorian and Edwardian edifices of commerce such as the Royal Exchange to the Roman Temple of Minerva on Queen Victoria Street. At the weekend, the majority of these ancient streets (which include part of the Roman Watling Street) are quiet. Here you will find the very heart of London: the original settlement from which the rest of London has sprawled.




Hatton Garden, City  Farringdon (0.1M),  Chancery Lane (0.2M),  Barbican (0.4M)


### Council Tax Bands

Council	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Camden	£ 888	£ 1,035	£ 1,183	£ 1,331	£ 1,627	£ 1,923	£ 2,219	£ 2,663
Average	£ 761	£ 888	£ 1,015	£ 1,142	£ 1,396	£ 1,650	£ 1,904	£ 2,285



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	<b>71</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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	<b>62</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## PLACES OF INTEREST NEAR HATTON GARDEN, CITY, EC1N



### Sadler's Wells

Sadler's Wells Theatre is the collective name of the 6 theatres which have been located in Islington since 1683. The theatre is dedicated to bringing the best in UK and international dance to a London audience, from contemporary dance, to flamenco, tap and family shows, there is something for everyone to enjoy.

🚶 1100m (18 mins) from Hatton Garden



### Brunswick Centre

This Grade II listed shopping centre is located in the heart of Bloomsbury and, following a £26 million rejuvenation, it is one of the most fashionable in London. Originally designed in the mid-1960's by Patrick Hodgkinson, the centre now contains 560 flats, shops, restaurants and the Renoir Cinema.

🚶 1200m (20 mins) from Hatton Garden



### Russell Square Station

Russell Square is a London Underground station, located on Bernard Street in Bloomsbury. Opened in 1906 and designed by Leslie Green, the station is small, but very busy, being located on the Piccadilly Line.

🚶 1200m (20 mins) from Hatton Garden



### Museum St

Dating back to before the 1300's, Museum Street is at the heart of the borough of Bloomsbury. To its north lies the British Museum, hence its name, and also the Museum Tavern, which dates back to 1723. The street is populated with bookshops, such as the Atlantis bookshop, cafes and also Banbury Ball, our Bloomsbury branch.

🚶 1200m (20 mins) from Hatton Garden



### British Museum

A museum of human history and culture based in Bloomsbury, London. The collection, which is largely based on those of the physicist and scientist Sir Hans Sloane was established in 1753. As one of the most comprehensive collections of its kind in the world, it continues to draw crowds from all corners of the globe and is one of London's most popular tourist attractions.

🚶 1300m (22 mins) from Hatton Garden



### Neals Yard

Famous for their wide range of specialist homeopathic remedies and complimentary medicines, Neals Yard aims educate and make natural remedies accessible to all. Following the opening of the first store 27 years ago, there are now 38 nationwide, selling high quality natural products.

🚶 1400m (23 mins) from Hatton Garden